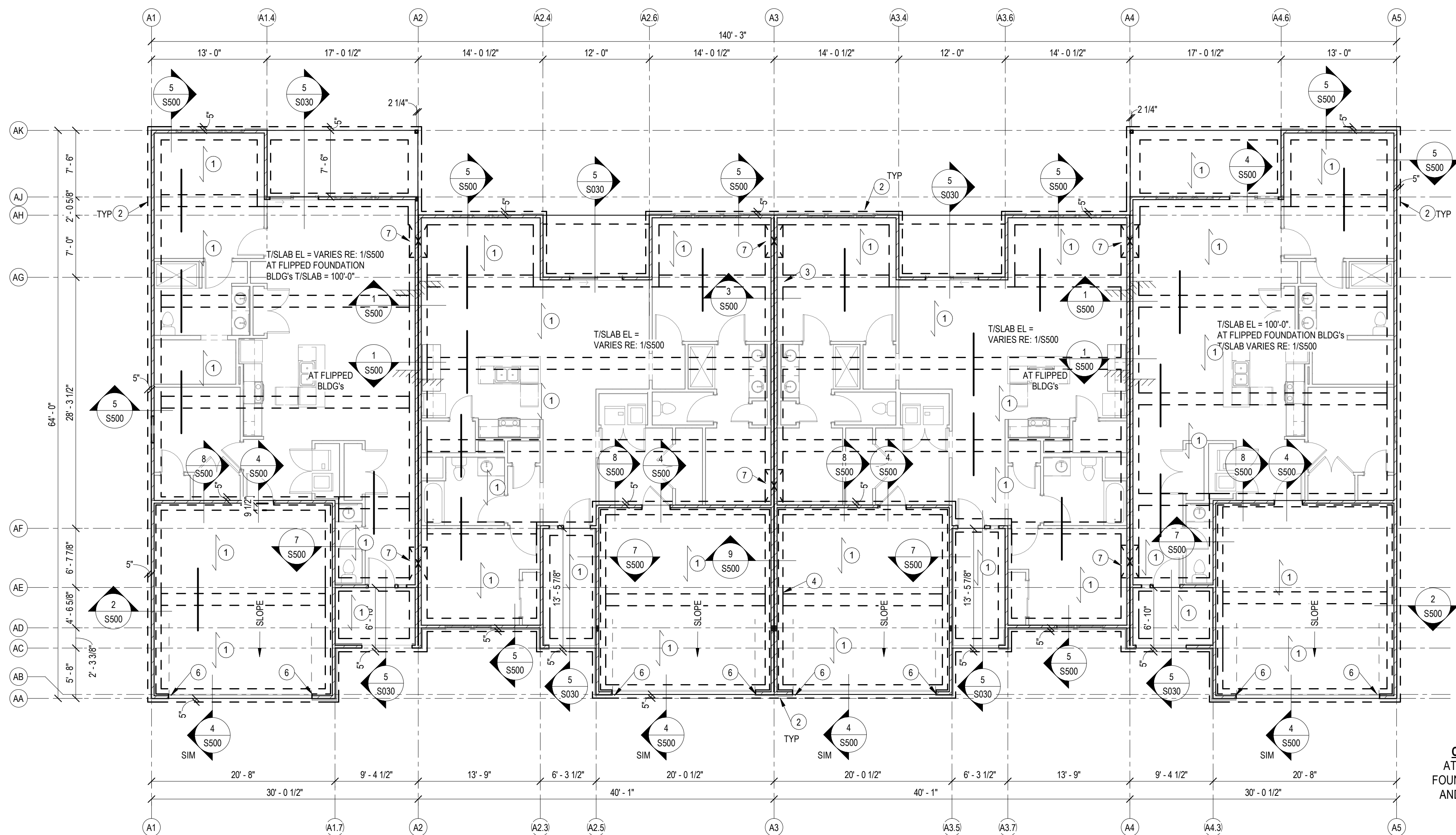


**2 FIRST FLOOR WALL PLAN - BUILDING A**  
1/8" = 1'-0"



**1 FOUNDATION PLAN - BUILDING A**  
1/8" = 1'-0"

- SHEET NOTES:**
- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND SHOW FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC UNO. AT LOCATIONS WHERE STONE/MASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC UNO.
- D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD. EDGE OF SLAB DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF INTERIOR WALL.
- E. FOLLOW TRUSS MFCOR FOR RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD. TRUSSES SHALL BEAR WITHIN 5'.
- F. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDXXX". RE: TYP DTL. ALL HEADERS IN STRUCTURAL WALLS WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 (MAXIMUM 10FT OPENING).
- G. REFER TO SHEET S002 FOR BRACED WALL REQUIREMENTS.
- H. TOP OF SLAB ELEVATION = 100'-0" UNO.  
BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8"  
RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- J. PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
- K. ROOF TRUSS BEARING ELEVATION = 9'-1 1/8" ABOVE TOP OF SLAB, UNO. RE: ARCH ELEVATIONS.
- L. TOP OF TRENCH FOOTING ELEVATION = 99'-0" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE, DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6' BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6' BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- M. PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- N. PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES, UNO.
- O. ALL HORIZONTAL REINF. SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS.
- P. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 7/8" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- Q. HANGERS ARE DENOTED ON PLAN AS "Hxx". REFER TO SCHEDULE ON S000 FOR REQ'S. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAM BEING SUPPORTED. WHERE BEAMS ARE BEING SUPPORTED BY TRUSSES, TRUSS MFCOR TO PROVIDE BLOCKING AS REQD FOR CONNECTION. TRUSS TO TRUSS HANGERS ARE BY TRUSS MFCOR.

FRAMING LEGEND	
	FOUNDATION / LOAD BEARING WALL BELOW
	LOAD BEARING WALL
	BRACED WALL
	HEADER
	BEAM (STEEL)
	WOOD BEAM / GIRDER TRUSS
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	OVERBUILD

- FOUNDATION PLAN NOTES:**
1. 6" CONCRETE STRUCTURAL SLAB. REINF. W/ #5 BOT BARS @ 12" OC EA WAY.
2. 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
3. 24" WIDE x 12" DEEP THICKEND SLAB. REINF. W/ (3) #4 CONT AND #3 TRANS @ 24" OC
4. 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
5. 16" WIDE x 12" DEEP FOOTING. REINF. W/ (2) #4 CONT BOT BARS.
6. RECESS/SITOP CONC. CURB @ DOOR OPENINGS
7. STEP FOOTING. RE: TYPICAL DETAILS
8. 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
9. 16" WIDE x 12" DEEP THICKEND SLAB. REINF. W/ (2) #4 CONT AND #3 TRANS @ 24" OC
10. 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG. REINF. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
11. POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REINF. AROUND COLUMN AS REQD.
12. #5 TOP BAR x 6'-0" LONG @ 12" OC OVER EA FOOTING

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AT BLDG'S 1, 5, 6, 8, 9, 11, 14, 16, 17, 18, 26, 27, 28, AND 29 THE FOUNDATION STEPS IN THE OPPOSITE DIRECTION. COORDINATE AND REFERENCE CIVIL DRAWINGS FOR BUILDING AND TISLAB ELEVATIONS PRIOR TO WORK COMMENCING.

collins webb ARCHITECTURE

**REUNION AT BLACKWELL**

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REVISION DATES:

1	REV#1	8/16/2024
2	REV#3	2/27/2025

02/27/25

PROFESSIONAL SEAL

**S101A**

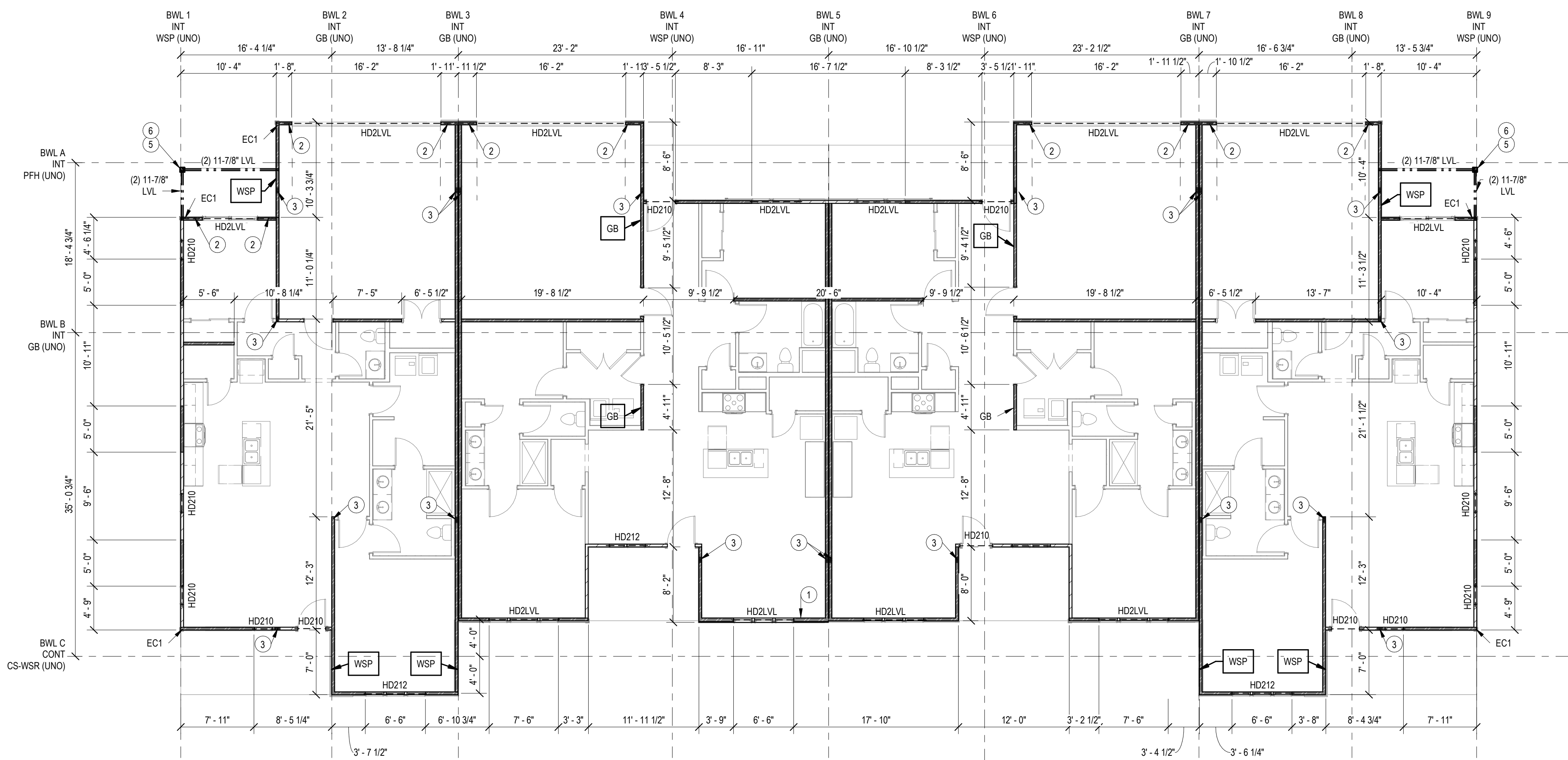
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STAND SEI#: 23090

FOUNDATION & WALL PLANS -  
BUILDING A

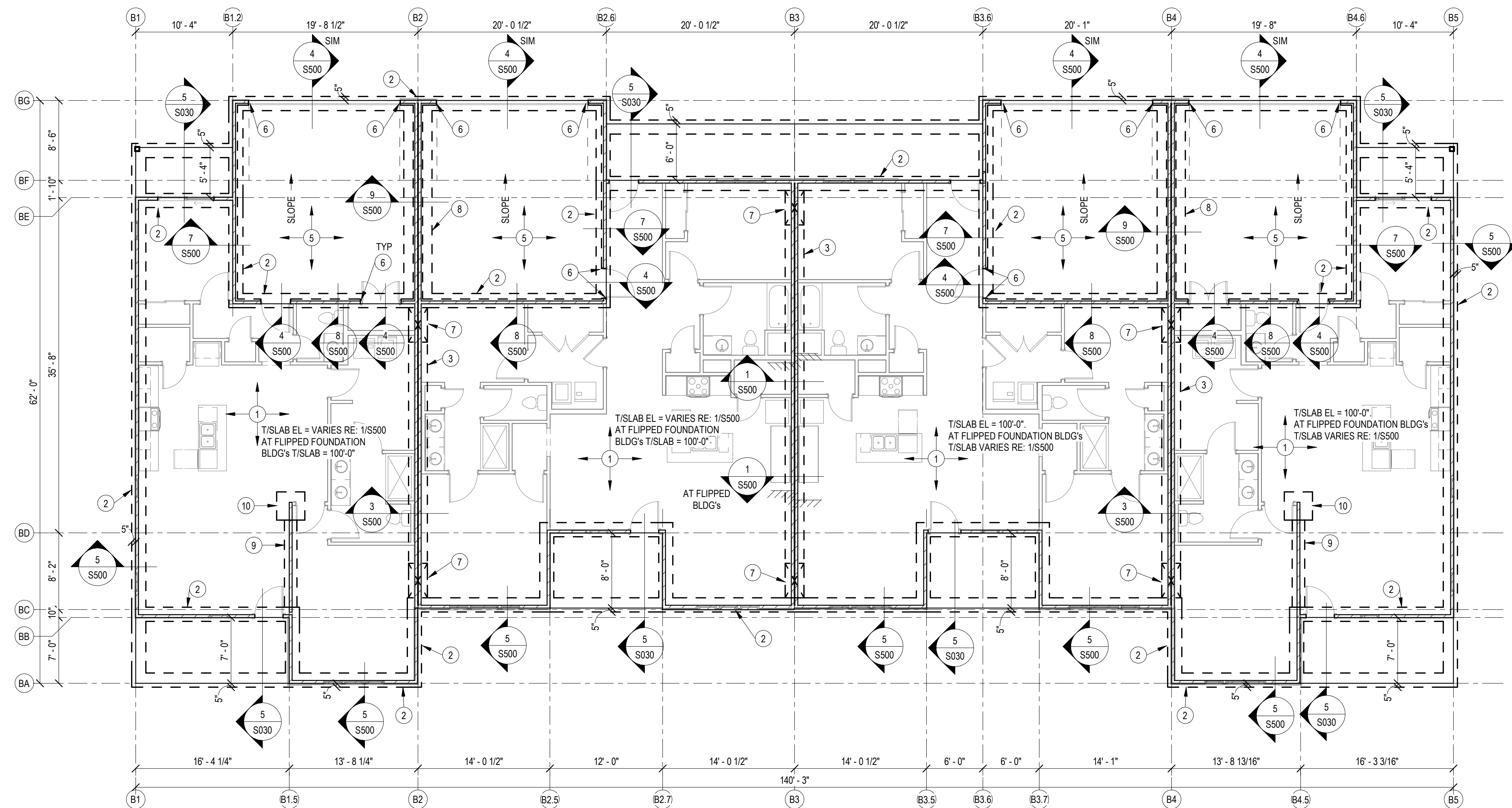
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2 FIRST FLOOR WALL PLAN - BUILDING B1  
1/8" = 1'-0"



1 FOUNDATION PLAN - BUILDING B1  
1/8" = 1'-0"

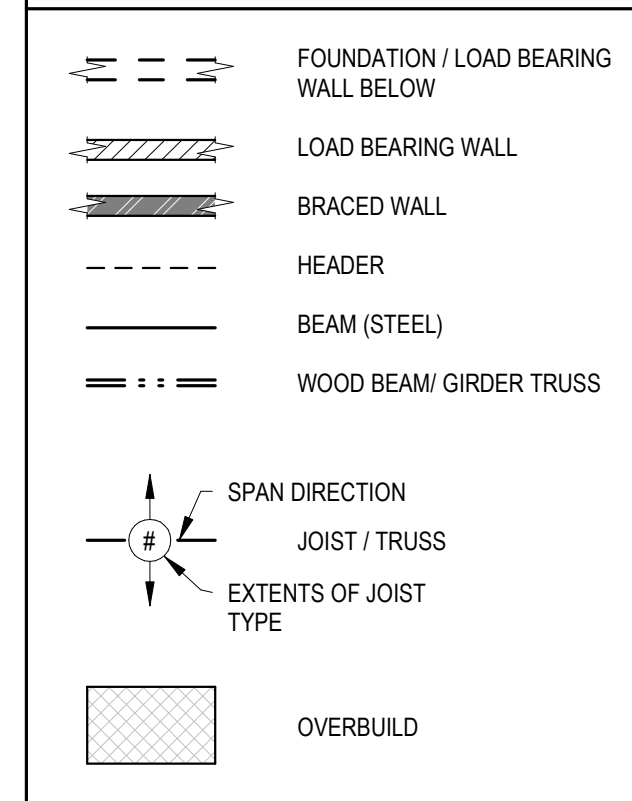
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- 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
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- (6) 2x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
- 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU44Z POST BASE INSTALLED W/ 5/8" Ø SIMPSON TITEN HD
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FRAMING LEGEND



FOUNDATION PLAN NOTES:

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- 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 24" WIDE x 12" DEEP THICKEND SLAB. REINF. W/ (3) #4 CONT AND #3 TRANS @ 24" OC
- 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 18" WIDE x 12" DEEP FOOTING. REINF. W/ (2) #4 CONT BOT BARS.
- RECESS/STOP CONC CURB @ DOOR OPENINGS
- STEP FOOTING. RE: TYPICAL DETAILS
- 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 18" WIDE x 12" DEEP THICKEND SLAB. REINF. W/ (2) #4 CONT AND #3 TRANS @ 24" OC
- 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REINF. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
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REUNION AT BLACKWELL

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REVISION HISTORY:

2 REV#3 2/27/2025



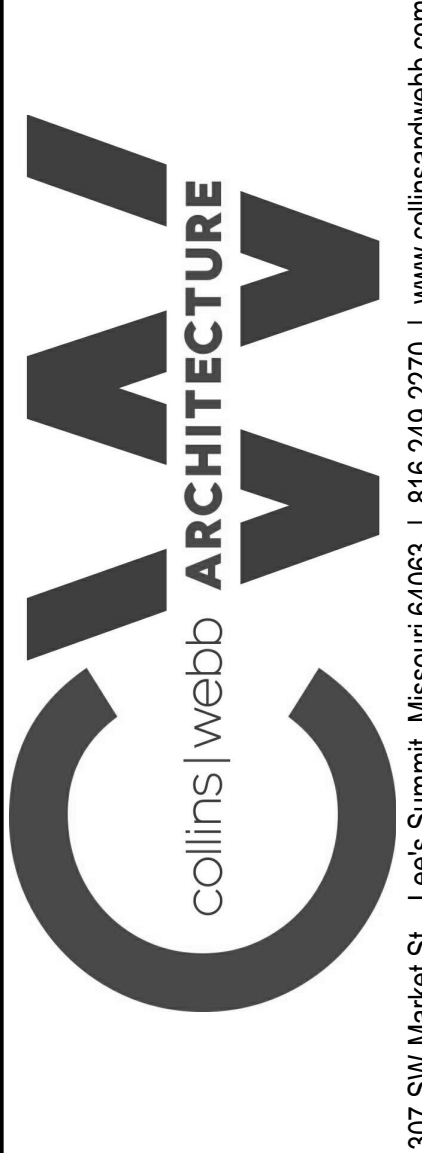
PROFESSIONAL SEAL

S101 B1

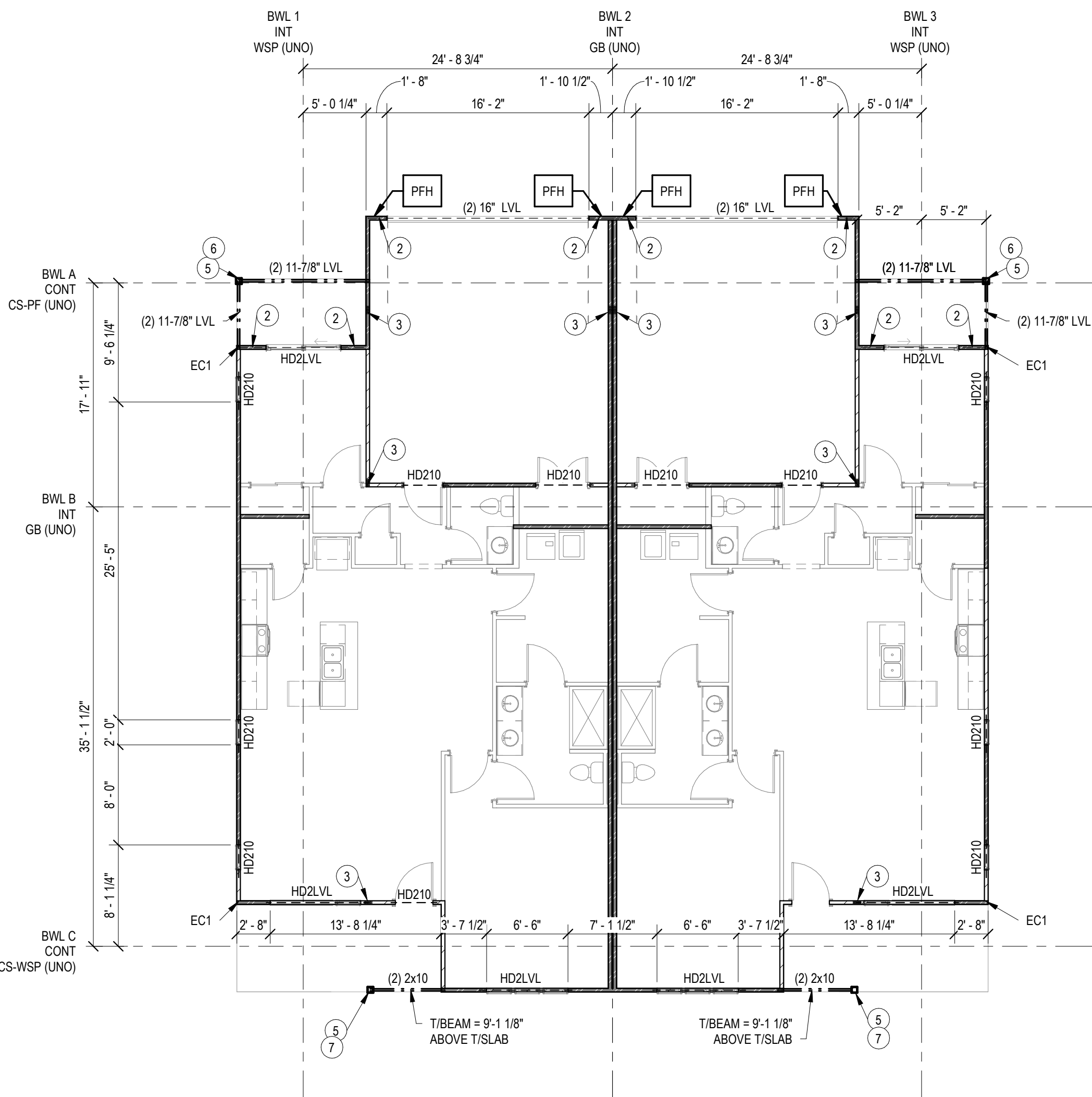
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STAND SEI#: 23090

FOUNDATION & WALL PLANS -  
BUILDING B1

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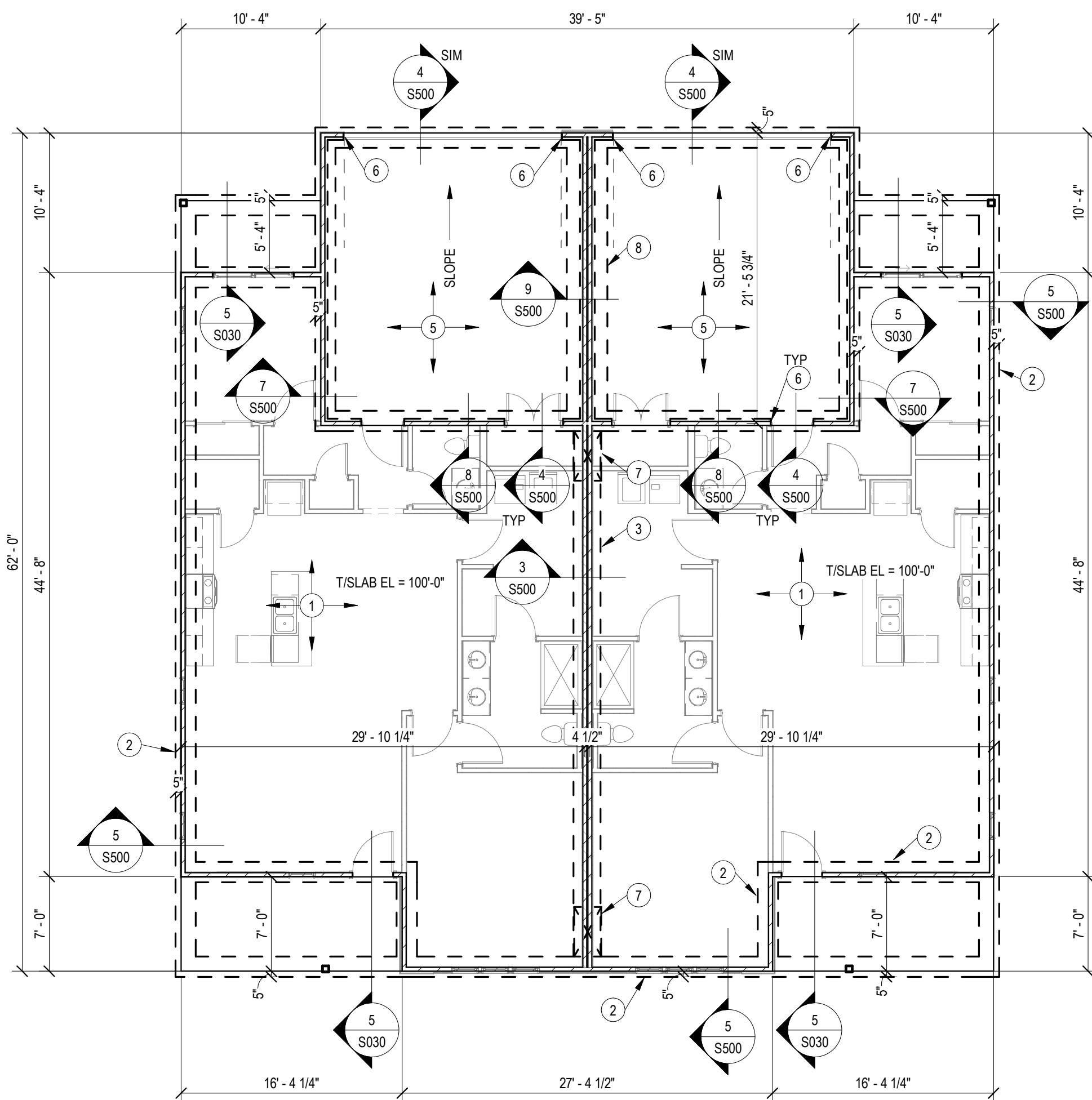






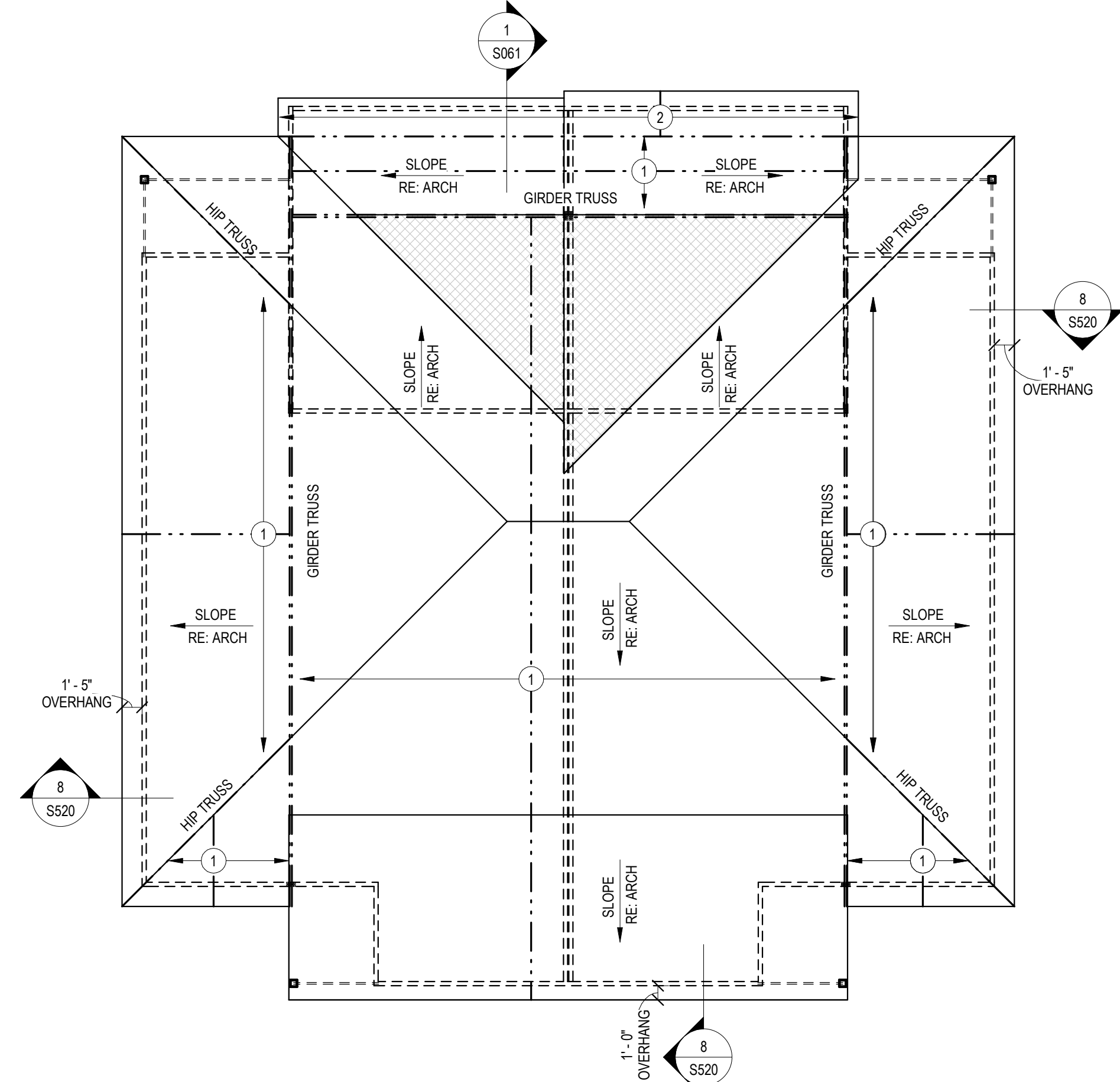
**2 FIRST FLOOR WALL PLAN - BUILDING B2**  
1/8" = 1'-0"

- WALL FRAMING PLAN NOTES:**
- 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
  - EXTEND HDR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
  - (6) 2x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
  - 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU44Z POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
  - 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU66Z POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
  - SIMPSON ECCOL POST CAP
  - SIMPSON ECCOL POST CAP



**1 FOUNDATION PLAN - BUILDING B2**  
1/8" = 1'-0"

- FOUNDATION PLAN NOTES:**
- 6" CONCRETE STRUCTURAL SLAB. REINF. W/ #5 BOT BARS @ 12" OC EA WAY.
  - 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
  - 24" WIDE x 12" DEEP THICKENED SLAB. REINF. W/ (3) #4 CONT AND #3 TRANS @ 24" OC
  - 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
  - 18" WIDE x 12" DEEP FOOTING. REINF. W/ (2) #4 CONT BOT BARS.
  - RECESS/STOP CONC CURB @ DOOR OPENINGS
  - STEP FOOTING. RE: TYPICAL DETAILS
  - 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
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  - 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REINF. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
  - POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REINF. AROUND COLUMN AS REQ.
  - #5 TOP BAR x 6'-0" LONG @ 12" OC OVER EA FOOTING



- ROOF FRAMING PLAN NOTES:**
- PRE-ENGINEERED ROOF TRUSSES @ 24" OC, TOP CHORD TO MATCH ROOF PROFILE, RE: ARCH
  - 2x4 OUTRIGGERS @ 24" OC, HOLD GABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS
  - 2x10 ROOF RAFTERS @ 16" OC ATTACH TO LEDGER W/ SIMPSON LUS210 SLOPED HANGER
  - 2x10 LEDGER ATTACHED W/ (2) 1/4" x SIMPSON SDS WOOD SCREW @ 16" OC (2" MIN EDGE DISTANCE)
  - 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQ'D
  - 2x8 ROOF RAFTERS @ 16" OC
  - STEP IN TOP PLATE OF WALL, RE: TYPICAL DETAILS
  - TOP PLATE INTERRUPTED BY HEADER, RE: TYPICAL DETAIL 1/5060 FOR STRAP INFO & REQ.
  - PRE-ENGINEERED MONO SLOPED ROOF TRUSS @ 24" OC, CEILING VAULTED BELOW. RE: PLAN FOR TRUSS BEARING ELEVATION

- SHEET NOTES:**
- A. REFERENCE SHEET S101 FOR STRUCTURAL GENERAL NOTES AND SHOW FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO. AT LOCATIONS WHERE STONE/MASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC, UNO.
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- G. REFER TO SHEET S062 FOR BRACED WALL REQUIREMENTS.
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FRAMING LEGEND	
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	LOAD BEARING WALL
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REUNION AT BLACKWELL

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REVISION HISTORY:  
2 REV#3 2/27/2025



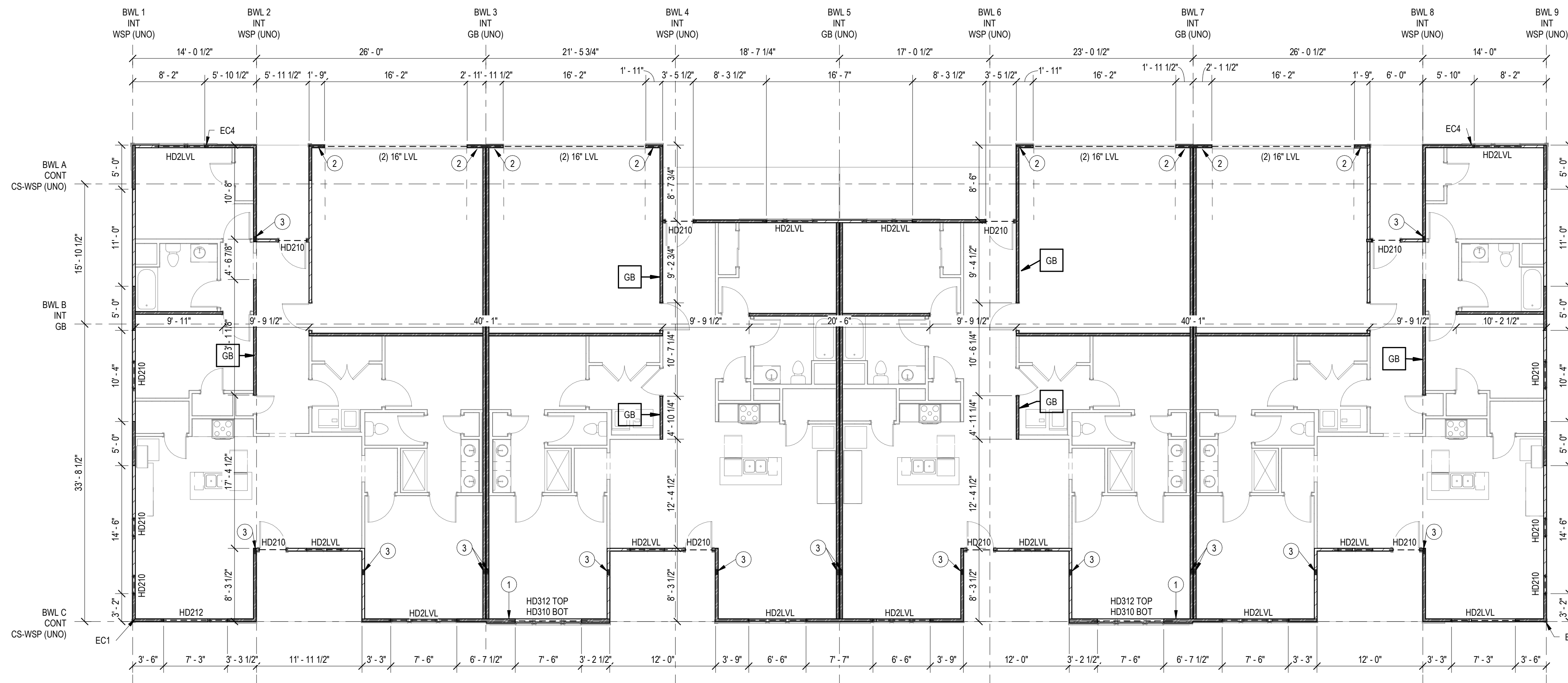
**S101 B2**  
ISSUE DATE: 24 AUGUST 2023  
STAND SEI#: 23090

FOUNDATION & ROOF FRAMING  
PLANS - BUILDING B2

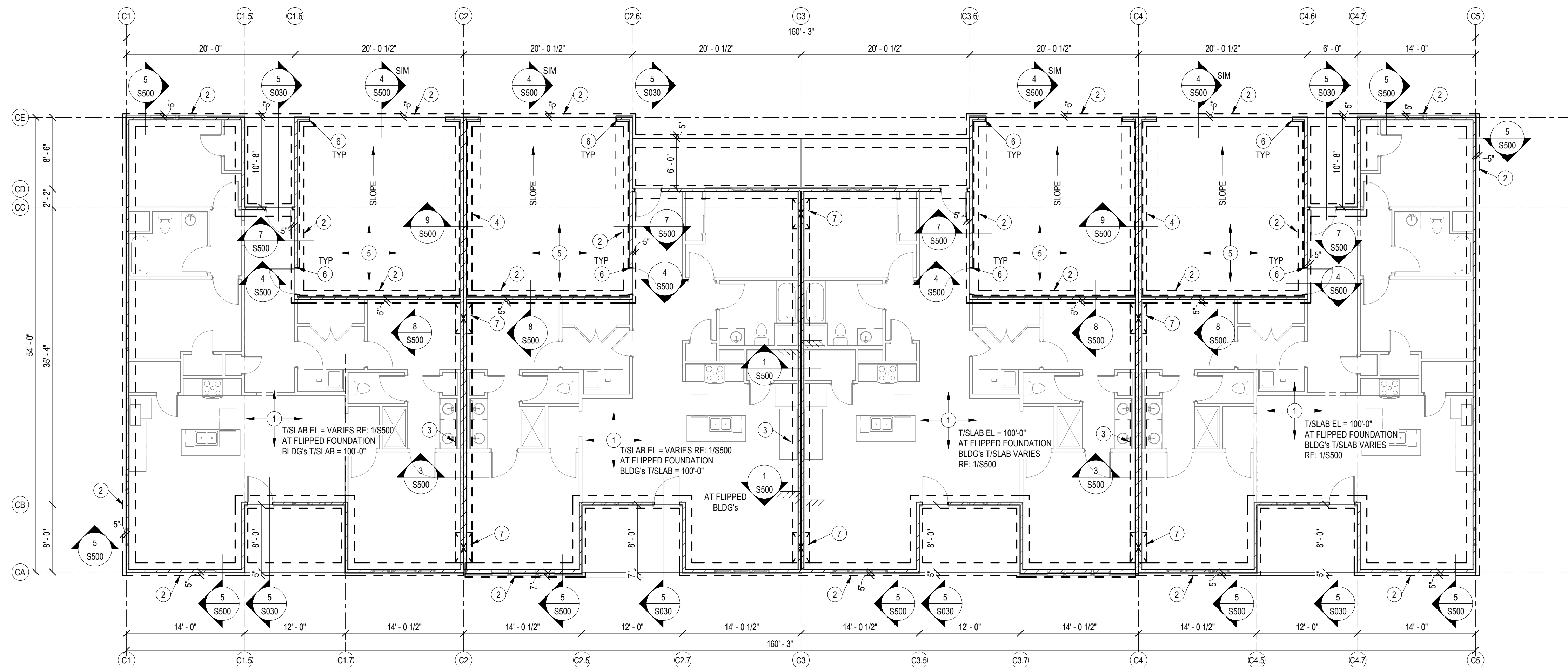


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2 FIRST FLOOR WALL PLAN - BUILDING C  
1/8" = 1'-0"



1 FOUNDATION PLAN - BUILDING C  
1/8" = 1'-0"

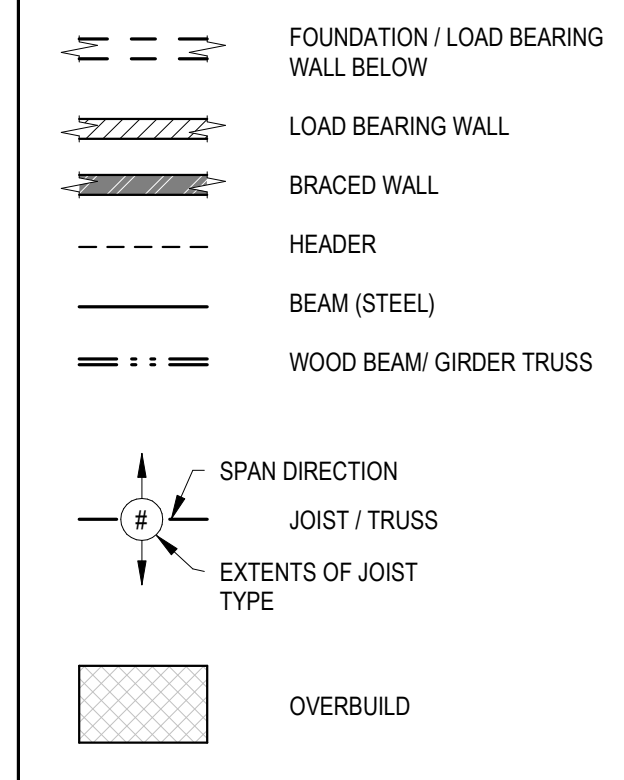
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FRAMING LEGEND



FOUNDATION PLAN NOTES:

- 6" CONCRETE STRUCTURAL SLAB. REINF. W/ #5 BOT BARS @ 12" OC EA WAY.
- 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 24" WIDE x 12" DEEP THICKENED SLAB. REINF. W/ (3) #4 CONT AND #3 TRANS @ 24" OC
- 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 18" WIDE x 12" DEEP FOOTING. REINF. W/ (2) #4 CONT BOT BARS.
- RECESS/STOP CONC CURB @ DOOR OPENINGS
- STEP FOOTING. RE: TYPICAL DETAILS
- 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 18" WIDE x 12" DEEP THICKENED SLAB. REINF. W/ (2) #4 CONT AND #3 TRANS @ 24" OC
- 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REINF. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
- POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASE/PLATE BEND REINF. AROUND COLUMN AS REQ.
- #5 TOP BAR x 6'-0" LONG @ 12" OC OVER EA FOOTING

CONTRACTOR NOTE FOR FLIPPED FOUNDATION BLDG's:  
AT BLDG's 1, 5, 6, 8, 9, 11, 14, 16, 17, 18, 26, 27, 28, AND 29 THE FOUNDATION STEPS IN THE OPPOSITE DIRECTION. COORDINATE AND REFERENCE CIVIL DRAWINGS FOR BUILDING AND T/S LAB ELEVATIONS PRIOR TO WORK COMMENCING.

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE  
LEE'S SUMMIT, MO 64063

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REVISION HISTORY:

2 REV#3 2/27/2025

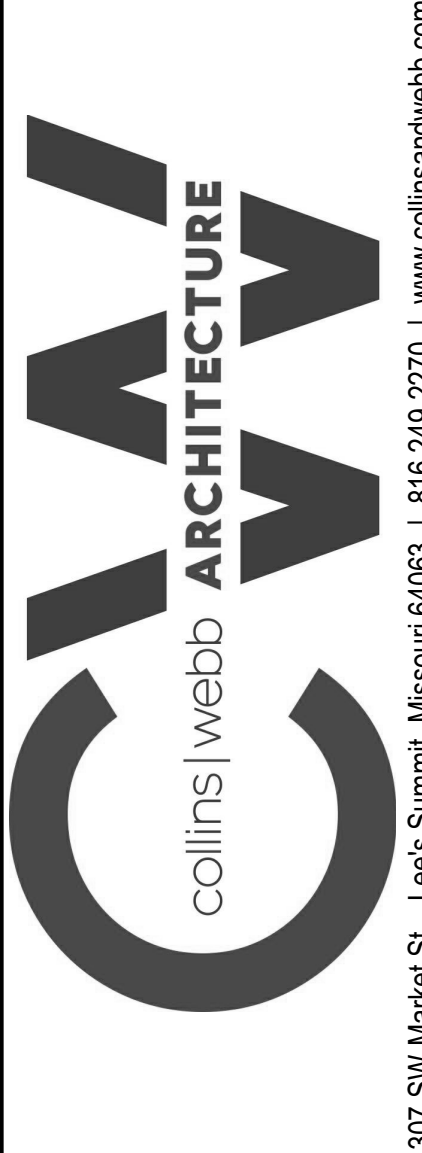


PROFESSIONAL SEAL

S101C

ISSUE DATE: 24 AUGUST 2023  
STAND SEI#: 23090

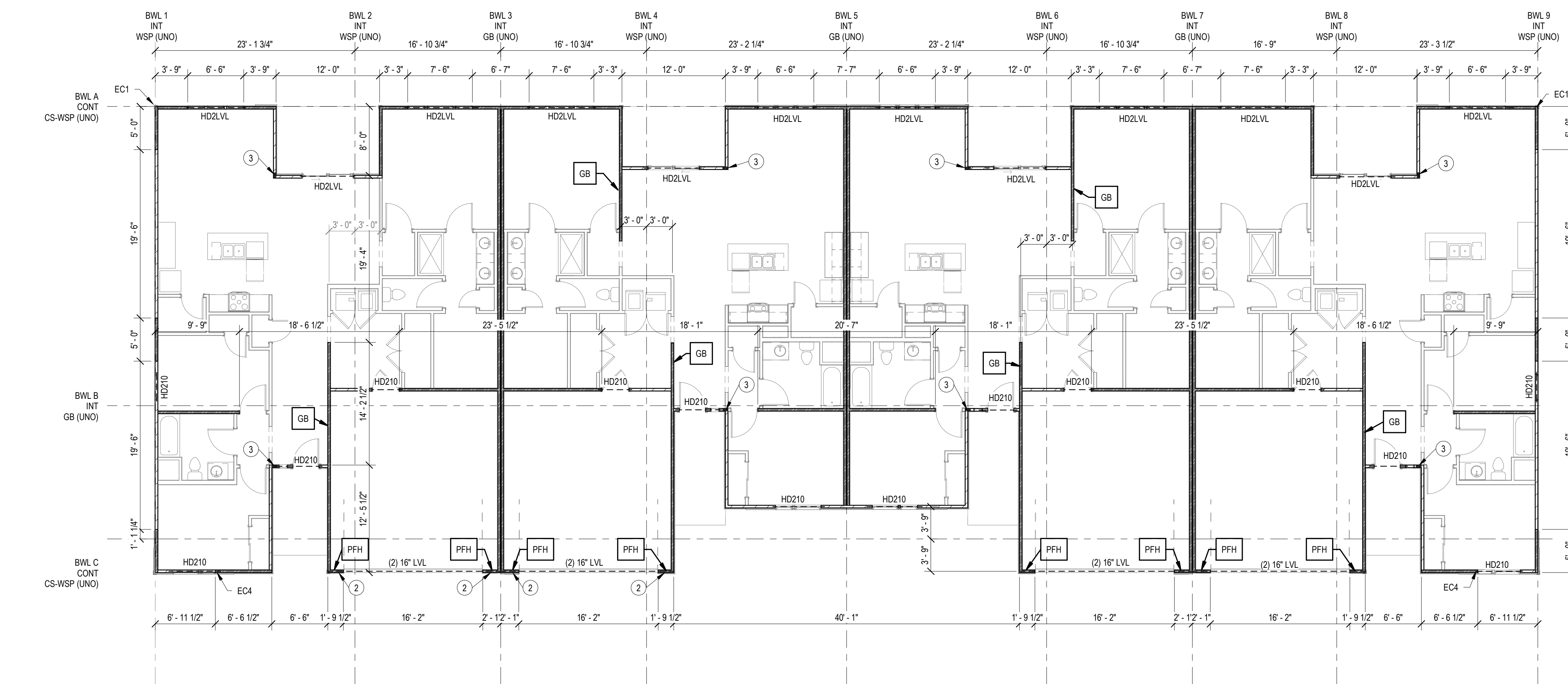
FOUNDATION & WALL PLANS -  
BUILDING C



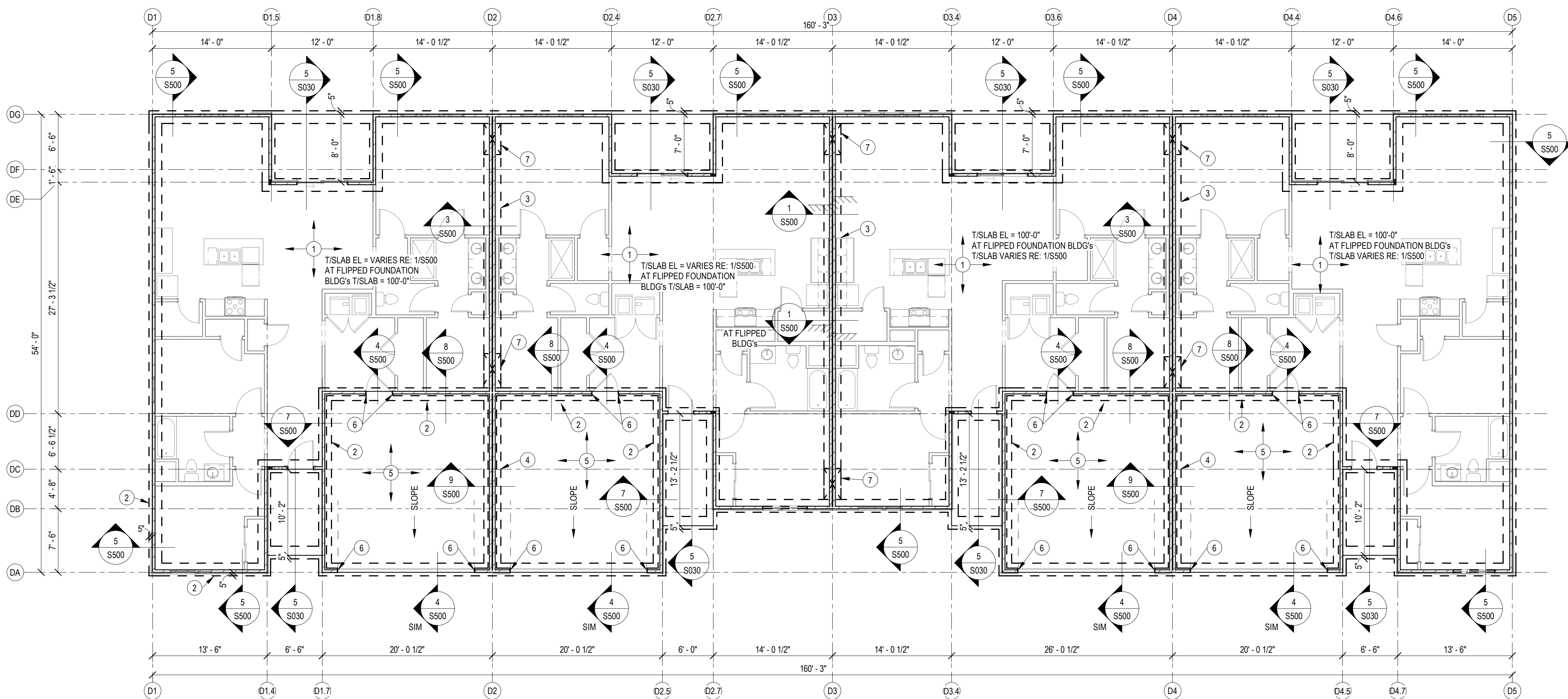
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**2 FIRST FLOOR WALL PLAN - BUILDING D**  
1/8" = 1'-0"



**1 FOUNDATION PLAN - BUILDING D**  
1/8" = 1'-0"

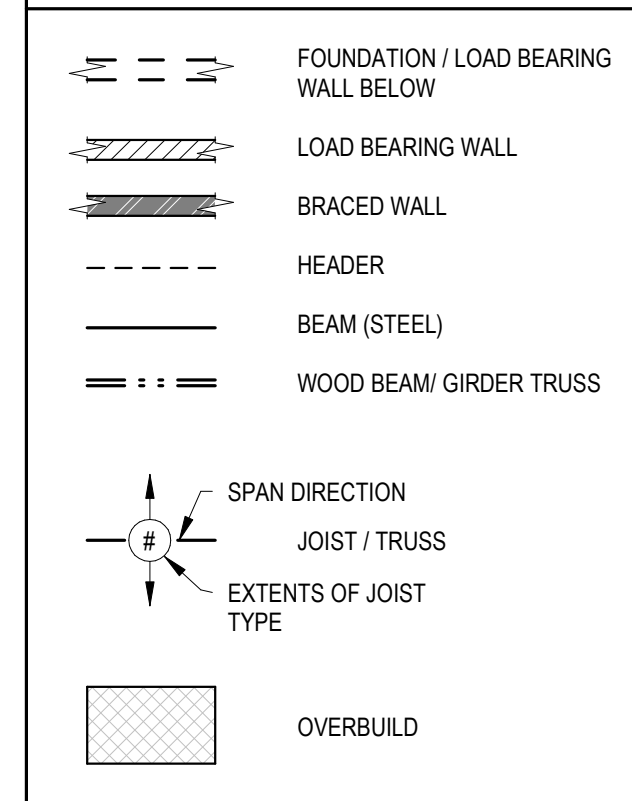
**WALL FRAMING PLAN NOTES:**

- 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
- EXTEND HDR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
- (6) 2x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
- 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU42Z POST BASE INSTALLED W/ 5/8" Ø SIMPSON TITEN HD
- 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU62Z POST BASE INSTALLED W/ 5/8" Ø SIMPSON TITEN HD
- SIMPSON ECOL POST CAP
- SIMPSON ECOQ POST CAP

**SHEET NOTES:**

- REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S004 FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC UNO. AT LOCATIONS WHERE STONE/MASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC UNO.
- DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD. EDGE OF SLAB DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF INTERIOR WALL.
- FOLLOW TRUSS MFCOR FOR RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD. TRUSSES SHALL BEAR WITHIN 5'.
- HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDXXX". RE: TYP DTL. ALL HEADERS IN STRUCTURAL WALLS WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 (MAXIMUM 10FT OPENING).
- REFER TO SHEET S002 FOR BRACED WALL REQUIREMENTS.
- TOP OF SLAB ELEVATION = 100'-0" UNO. BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8" RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
- ROOF TRUSS BEARING ELEVATION = 9'-1 1/8" ABOVE TOP OF SLAB UNO. RE: ARCH ELEVATIONS.
- TOP OF TRENCH FOOTING ELEVATION = 99'-0" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES UNO.
- ALL HORIZONTAL REIN. SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS.
- ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1-7/8" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- HANGERS ARE DENOTED ON PLAN AS "Hxx" REFER TO SCHEDULE ON S000 FOR REQS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAM BEING SUPPORTED. WHERE BEAMS ARE BEING SUPPORTED BY TRUSSES, TRUSS MFCOR TO PROVIDE BLOCKING AS REQD FOR CONNECTION. TRUSS TO TRUSS HANGERS ARE BY TRUSS MFCOR.

**FRAMING LEGEND**



**FOUNDATION PLAN NOTES:**

- 6" CONCRETE STRUCTURAL SLAB. REIN. W/ #5 BOT BARS @ 12" OC EA WAY.
- 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN. W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 24" WIDE x 12" DEEP THICKEND SLAB. REIN. W/ (3) #4 CONT AND #3 TRANS @ 24" OC
- 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN. W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 18" WIDE x 12" DEEP FOOTING. REIN. W/ (2) #4 CONT BOT BARS.
- RECESS/STOP CONC CURB @ DOOR OPENINGS
- STEP FOOTING. RE: TYPICAL DETAILS
- 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN. W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 18" WIDE x 12" DEEP THICKEND SLAB. REIN. W/ (2) #4 CONT AND #3 TRANS @ 24" OC
- 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REIN. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
- POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REIN. AROUND COLUMN AS REQ.
- #5 TOP BAR x 6'-0" LONG @ 12" OC OVER EA FOOTING

**CONTRACTOR NOTE FOR FLIPPED FOUNDATION BLDG'S:**  
AT BLDG'S 1, 5, 6, 8, 9, 11, 14, 16, 17, 18, 26, 27, 28, AND 29 THE FOUNDATION STEPS IN THE OPPOSITE DIRECTION. COORDINATE AND REFERENCE CIVIL DRAWINGS FOR BUILDING AND T/S LAB ELEVATIONS PRIOR TO WORK COMMENCING.

**REUNION AT BLACKWELL**

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LEE'S SUMMIT, MO 64063

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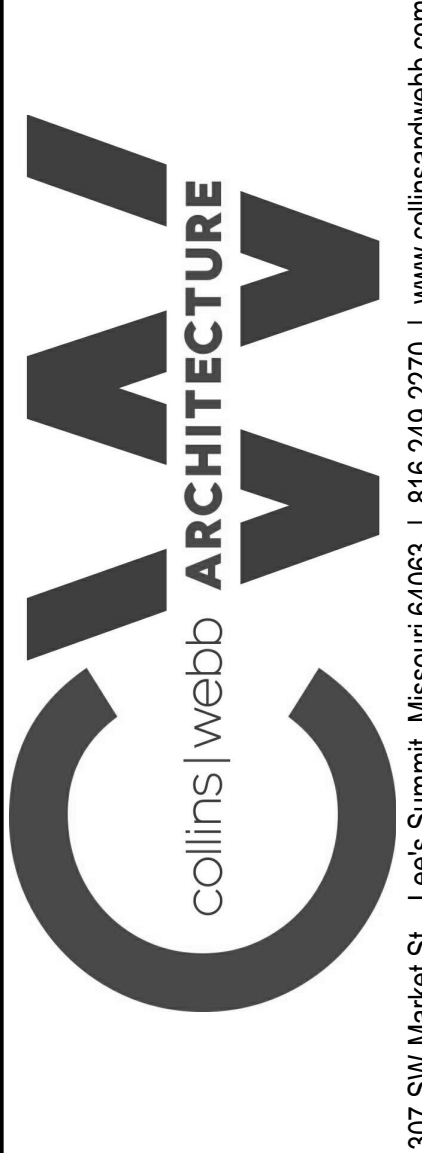


PROFESSIONAL SEAL

**S101 D**

ISSUE DATE: 24 AUGUST 2023  
STAND SEI#: 23090

**FOUNDATION & WALL PLAN - BUILDING D**

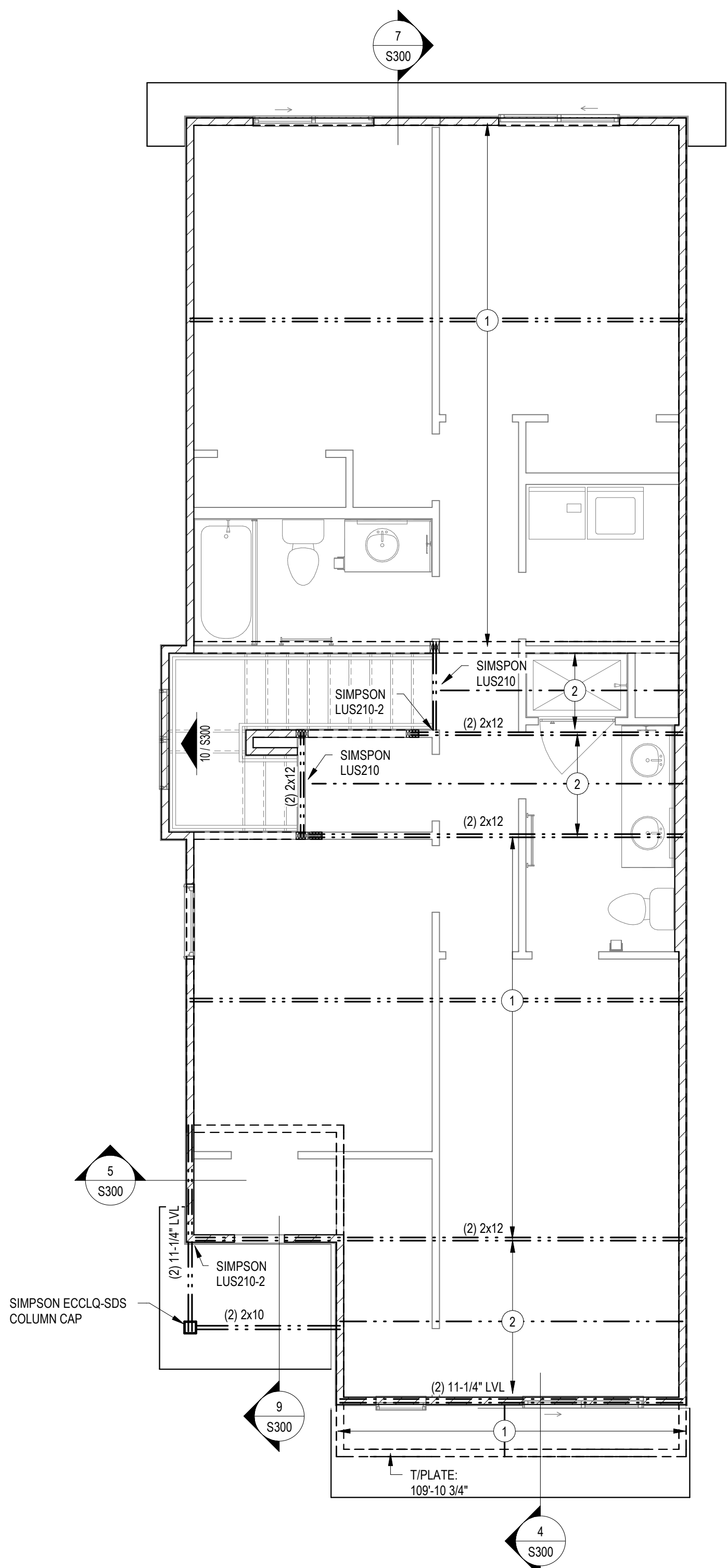


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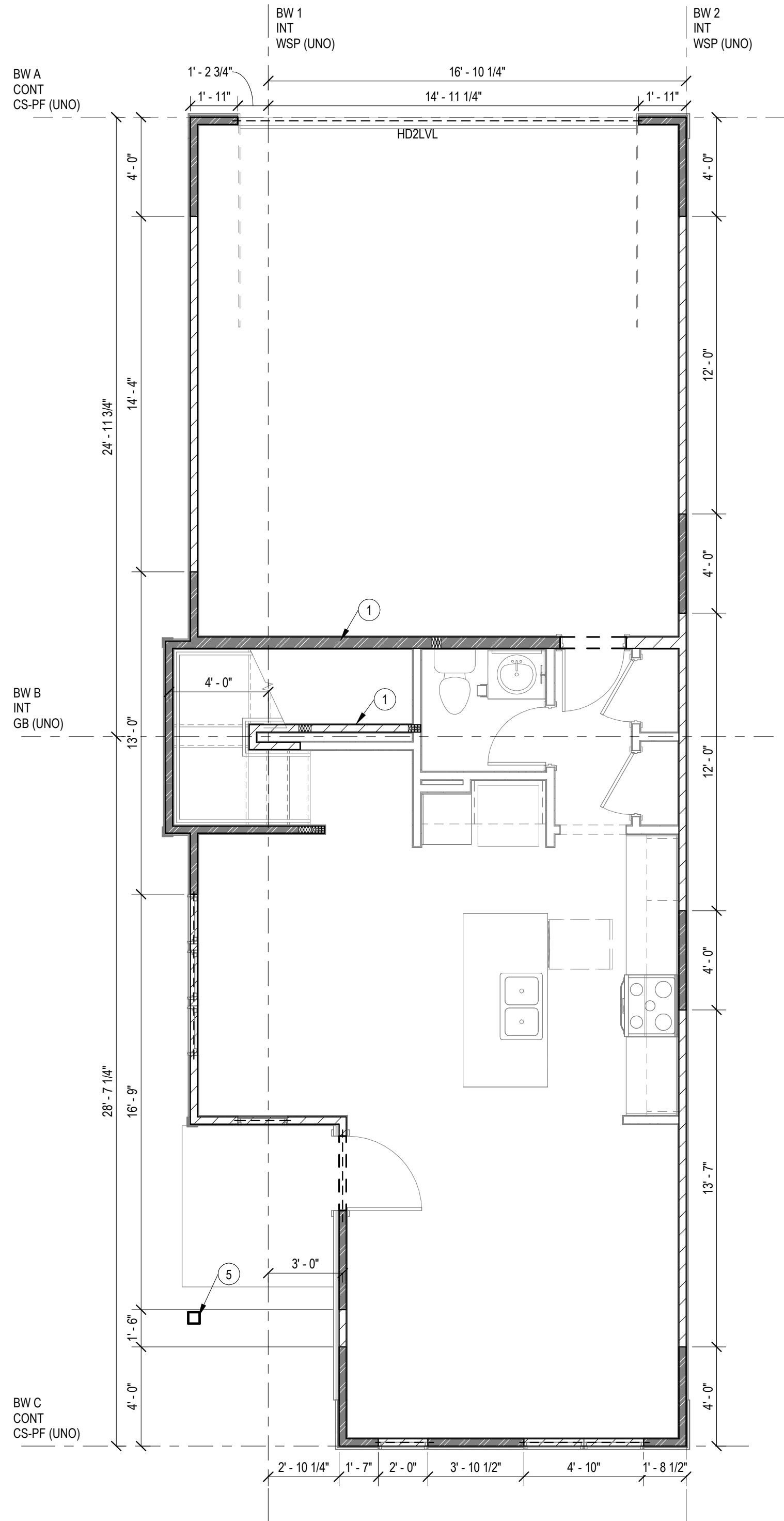


**2 SECOND FLOOR FRAMING PLAN - BUILDING E**

1/4" = 1'-0"

**FLOOR FRAMING PLAN NOTES:**

- (1) 2x12 @ 16" OC
- (2) 2x12 @ 16" OC
- (3) 2x10 LEDGER ATTACHED W/ (2) 1/4" Ø SIMPSON WOOD SCREW @ 16" OC
- (4) STRUCTURAL FACIA BOARD
- (5) 2X6 CEILING JOIST @ 16" OC
- (6) 2X6 RAFTERS @ 16" OC

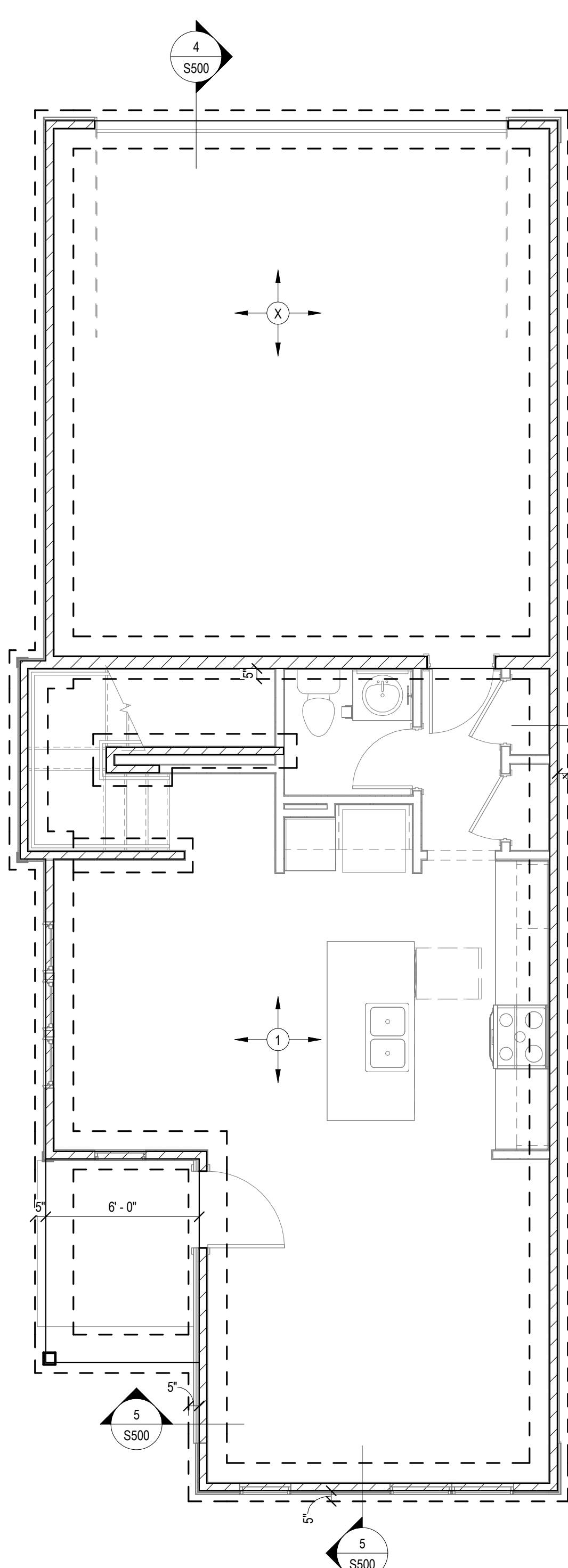


**3 FIRST FLOOR WALL PLAN - BUILDING E**

1/4" = 1'-0"

**WALL FRAMING PLAN NOTES:**

- (1) 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
- (2) EXTEND HRR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
- (3) 6" 2x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
- (4) 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON AB142 POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
- (5) 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON AB162Z POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
- (6) SIMPSON ECCO POST CAP
- (7) SIMPSON ECCO POST CAP



**1 FOUNDATION PLAN - BUILDING E**

1/4" = 1'-0"

**FOUNDATION PLAN NOTES:**

- (1) 6" CONCRETE STRUCTURAL SLAB. REINF. W/ #5 BOT BARS @ 12" OC EA WAY.
- (2) 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- (3) 24" WIDE x 12" DEEP THICKENED SLAB. REINF. W/ (3) #4 CONT AND #3 TRANS @ 24" OC
- (4) 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- (5) 18" WIDE x 12" DEEP FOOTING. REINF. W/ (2) #4 CONT BOT BARS.
- (6) RECESS/STOP CONC CURB @ DOOR OPENINGS
- (7) STEP FOOTING. RE: TYPICAL DETAILS
- (8) 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- (9) 18" WIDE x 12" DEEP THICKENED SLAB. REINF. W/ (2) #4 CONT AND #3 TRANS @ 24" OC
- (10) 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REINF. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
- (11) POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REINF. AROUND COLUMN AS REQ.
- (12) #5 TOP BAR x 6'-0" LONG @ 12" OC OVER EA FOOTING

**SHEET NOTES:**

- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S004 FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC. UNO AT LOCATIONS WHERE STONEMASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC. UNO.
- D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF INTERIOR WALL.
- E. FOLLOW TRUSS MFOR RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQ. TRUSSES SHALL BEAR WITHIN 5'.
- F. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HXXX". RE: TYP DTL. ALL HEADERS IN STRUCTURAL WALLS WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 (MAXIMUM 10 FT OPENING).
- G. REFER TO SHEET S002 FOR BRACED WALL REQUIREMENTS.
- H. TOP OF SLAB ELEVATION = 109'-0", UNO. BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8" RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- J. PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
- K. ROOF TRUSS BEARING ELEVATION = 9'-1 1/8" ABOVE TOP OF SLAB. UNO. RE: ARCH ELEVATIONS.
- L. TOP OF TRENCH FOOTING ELEVATION = 99'-0" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 5'-0" MIN BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- M. PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- N. PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES. UNO.
- O. ALL HORIZONTAL REINF. SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS.
- P. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1-7/8" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
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FRAMING LEGEND	
	FOUNDATION / LOAD BEARING WALL BELOW
	LOAD BEARING WALL
	BRACED WALL
	HEADER
	BEAM (STEEL)
	WOOD BEAM / GIRDER TRUSS
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	OVERBUILD

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ISSUE DATE: 24 AUGUST 2023  
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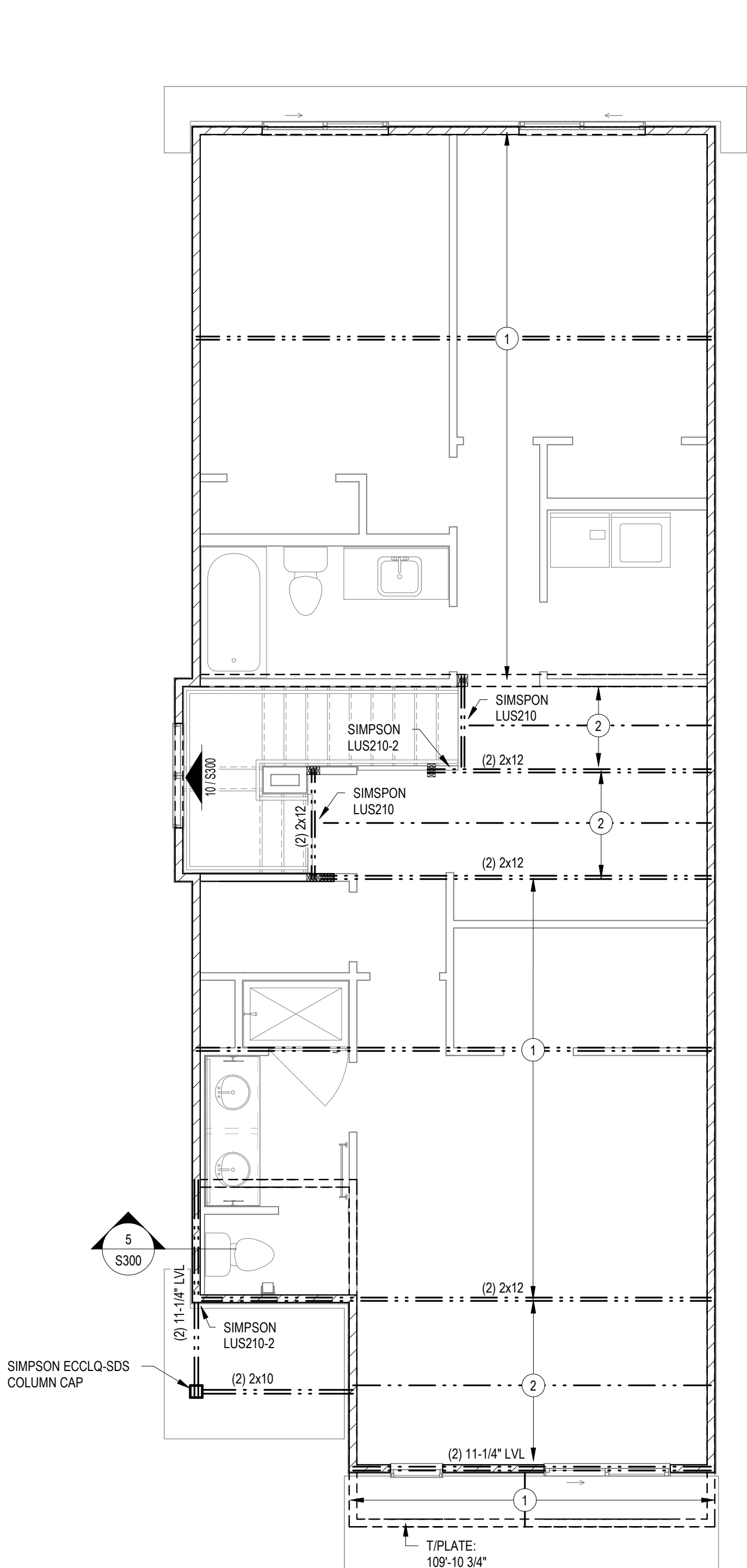
**FOUNDATION & FIRST FLOOR  
WALL & FLOOR FRAMING PLANS -  
BUILDING E**



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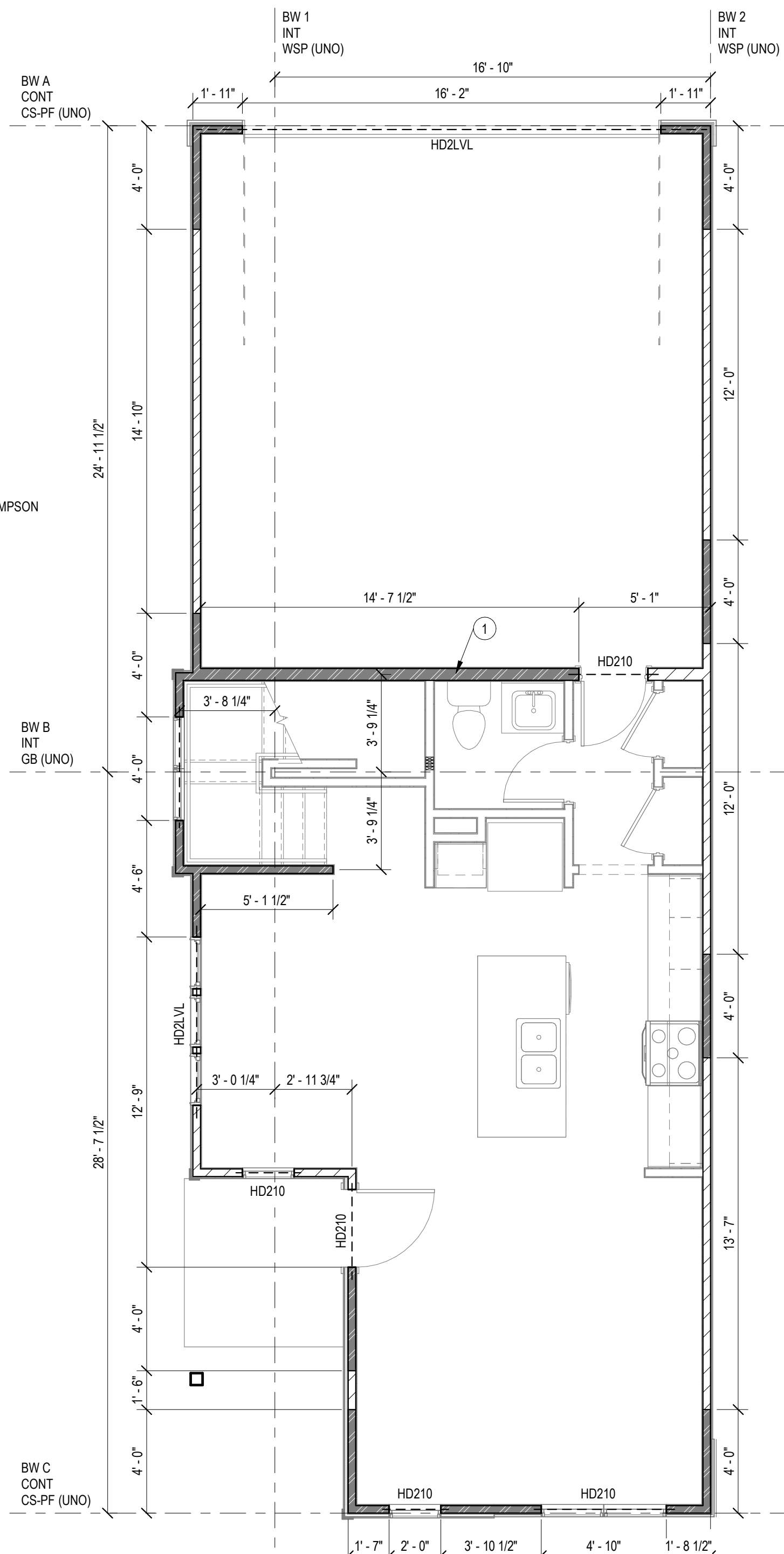


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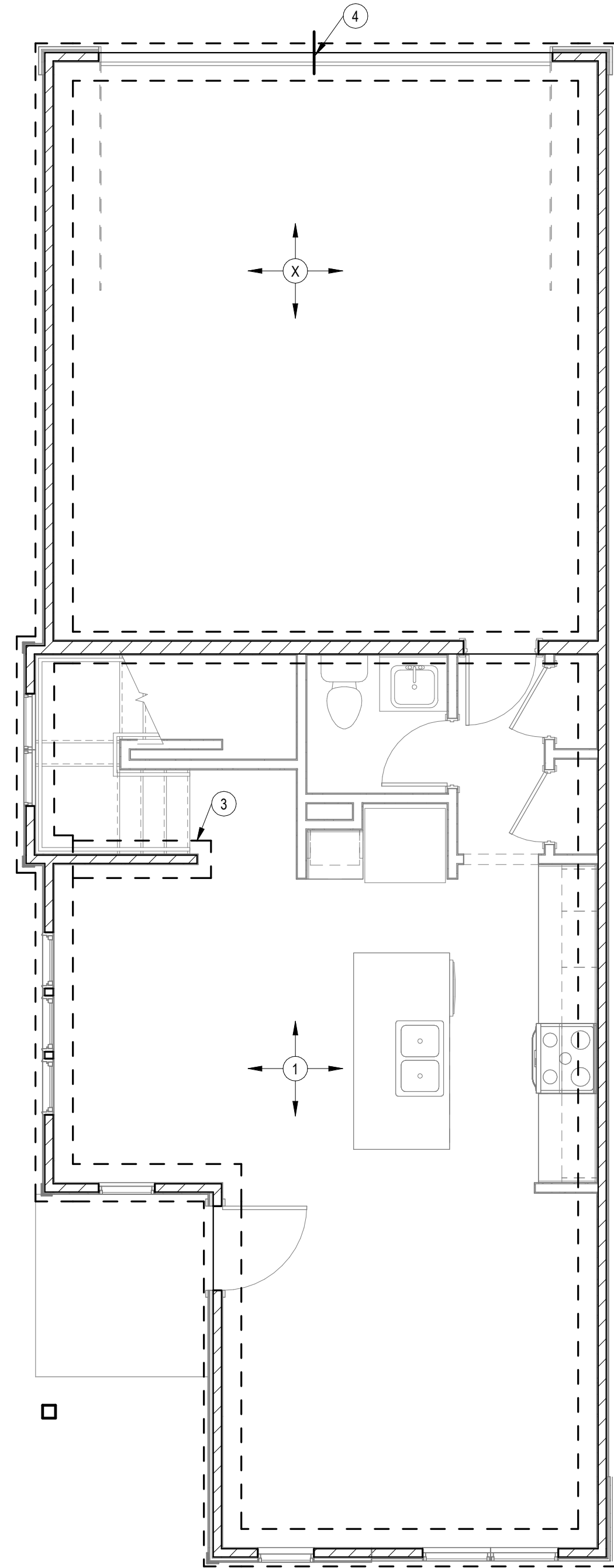
FLOOR FRAMING PLAN NOTES:

- (1) 2x12 @ 16" OC
- (2) 2x12 @ 16" OC
- (3) 2x10 LEDGER ATTACHED W/ (2) 1/4" Ø SIMPSON WOOD SCREW @ 16" OC
- (4) STRUCTURAL FACIA BOARD
- (5) 2X6 CEILING JOIST @ 16" OC
- (6) 2X6 RAFTERS @ 16" OC



WALL FRAMING PLAN NOTES:

- (1) 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
- (2) EXTEND HIR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
- (3) 6" 2x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
- (4) 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU442 POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
- (5) 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABUR6Z POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
- (6) SIMPSON ECCO POST CAP
- (7) SIMPSON ECCO POST CAP



FOUNDATION PLAN NOTES:

- (1) 6" CONCRETE STRUCTURAL SLAB. REINF. W/ #5 BOT BARS @ 12" OC EA WAY.
- (2) 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
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- (9) 18" WIDE x 12" DEEP THICKEND SLAB. REINF. W/ (2) #4 CONT AND #3 TRANS @ 24" OC
- (10) 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REINF. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
- (11) POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REINF. AROUND COLUMN AS REQ.
- (12) #5 TOP BAR x 6'-0" LONG @ 12" OC OVER EA FOOTING

SHEET NOTES:

- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S004 FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC. UNO AT LOCATIONS WHERE STONEMASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC. UNO.
- D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF INTERIOR WALL.
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- G. REFER TO SHEET S002 FOR BRACED WALL REQUIREMENTS.
- H. TOP OF SLAB ELEVATION = 109'-0". UNO. BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8" RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- J. PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
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- N. PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES. UNO.
- O. ALL HORIZONTAL REINF. SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS.
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FRAMING LEGEND	
	FOUNDATION / LOAD BEARING WALL BELOW
	LOAD BEARING WALL
	BRACED WALL
	HEADER
	BEAM (STEEL)
	WOOD BEAM/ GIRDER TRUSS
	SPAN DIRECTION JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	OVERBUILD

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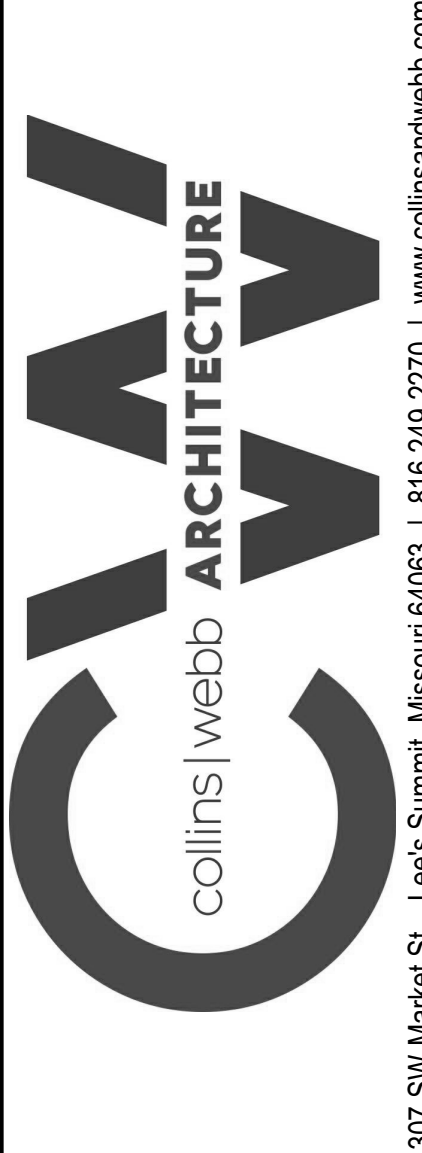


PROFESSIONAL SEAL

S101F

ISSUE DATE: 24 AUGUST 2023  
STAND SEI#: 23090

FOUNDATION & FIRST FLOOR  
WALL & FLOOR FRAMING PLANS -  
BUILDING F

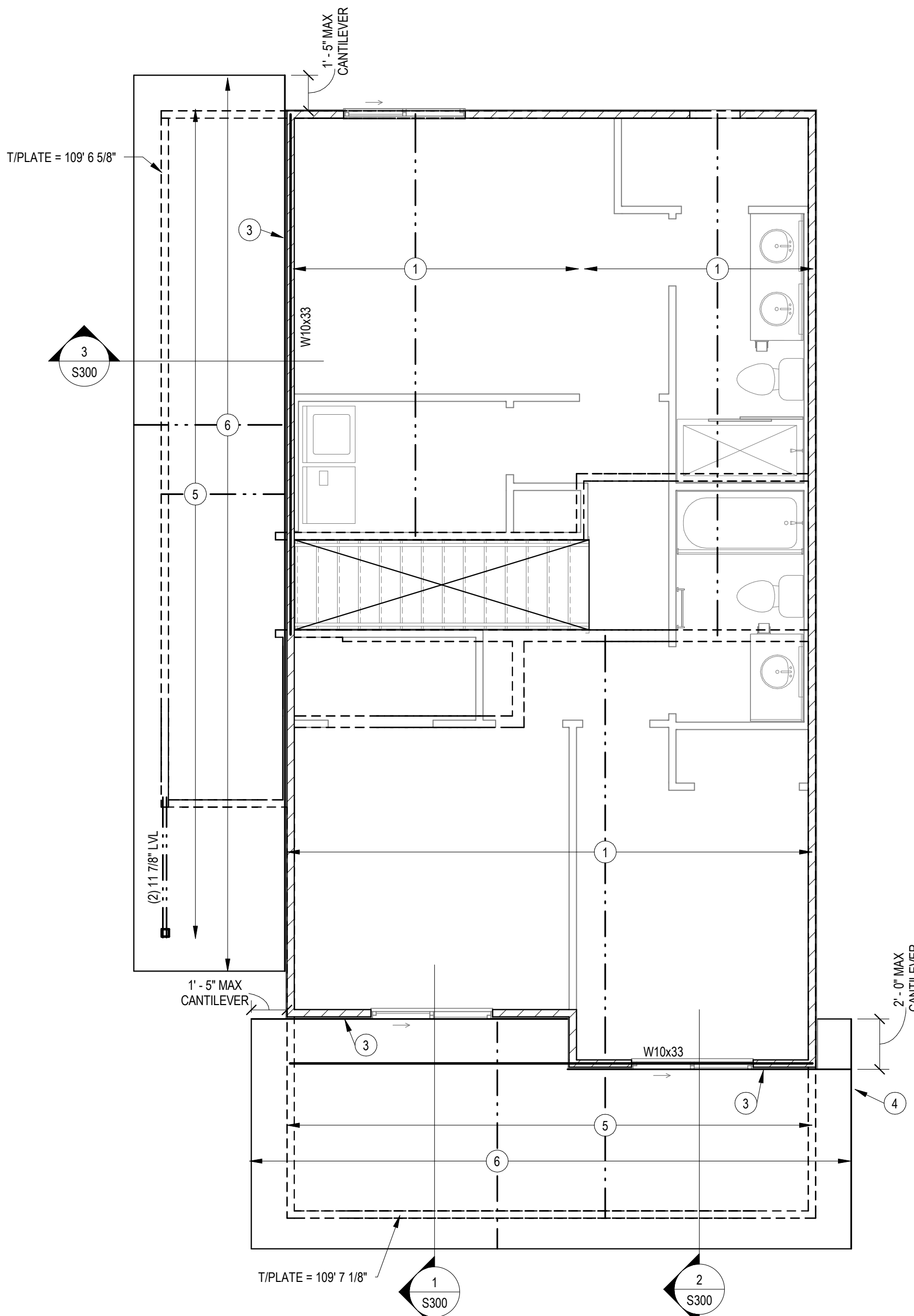


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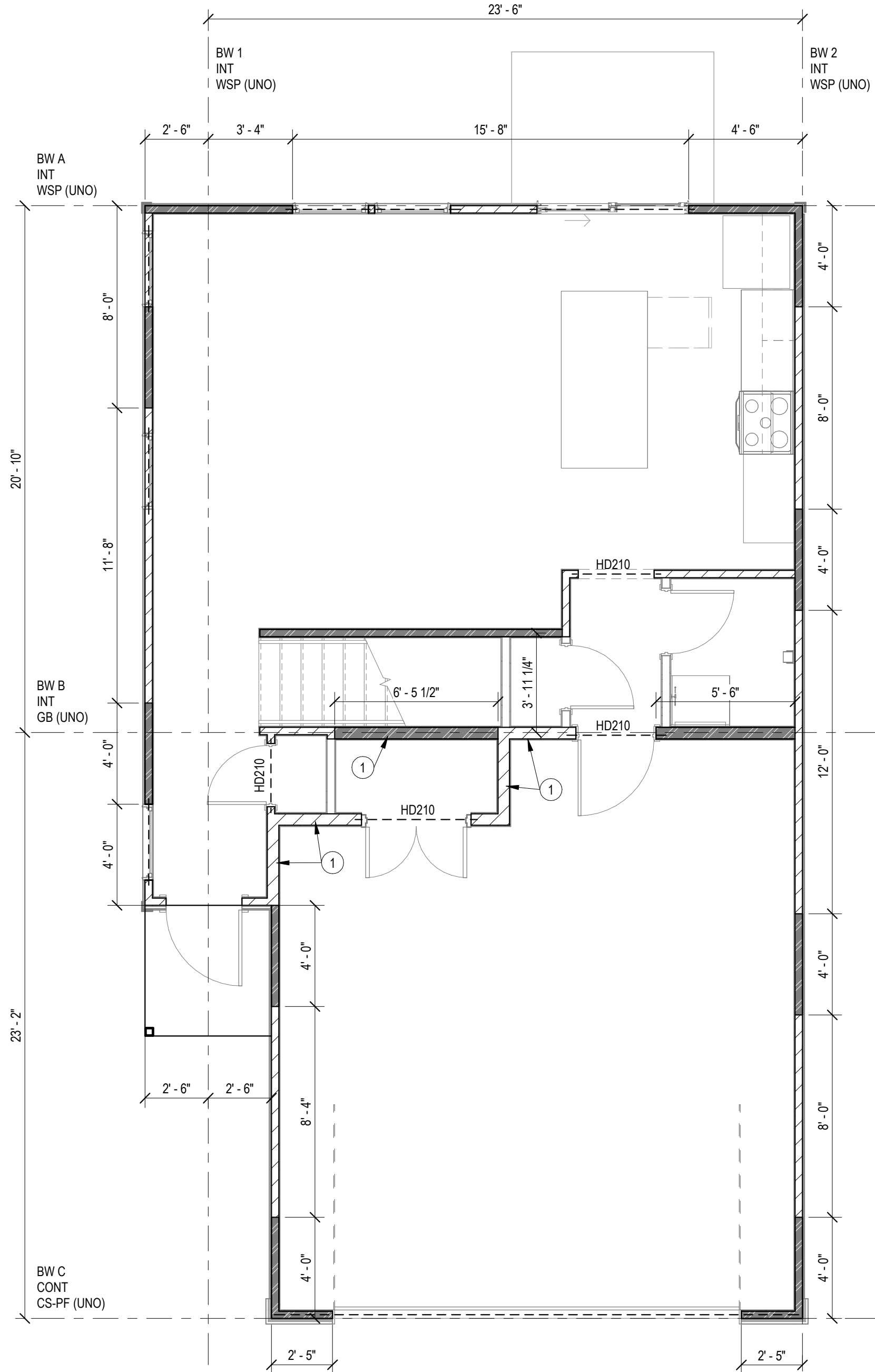




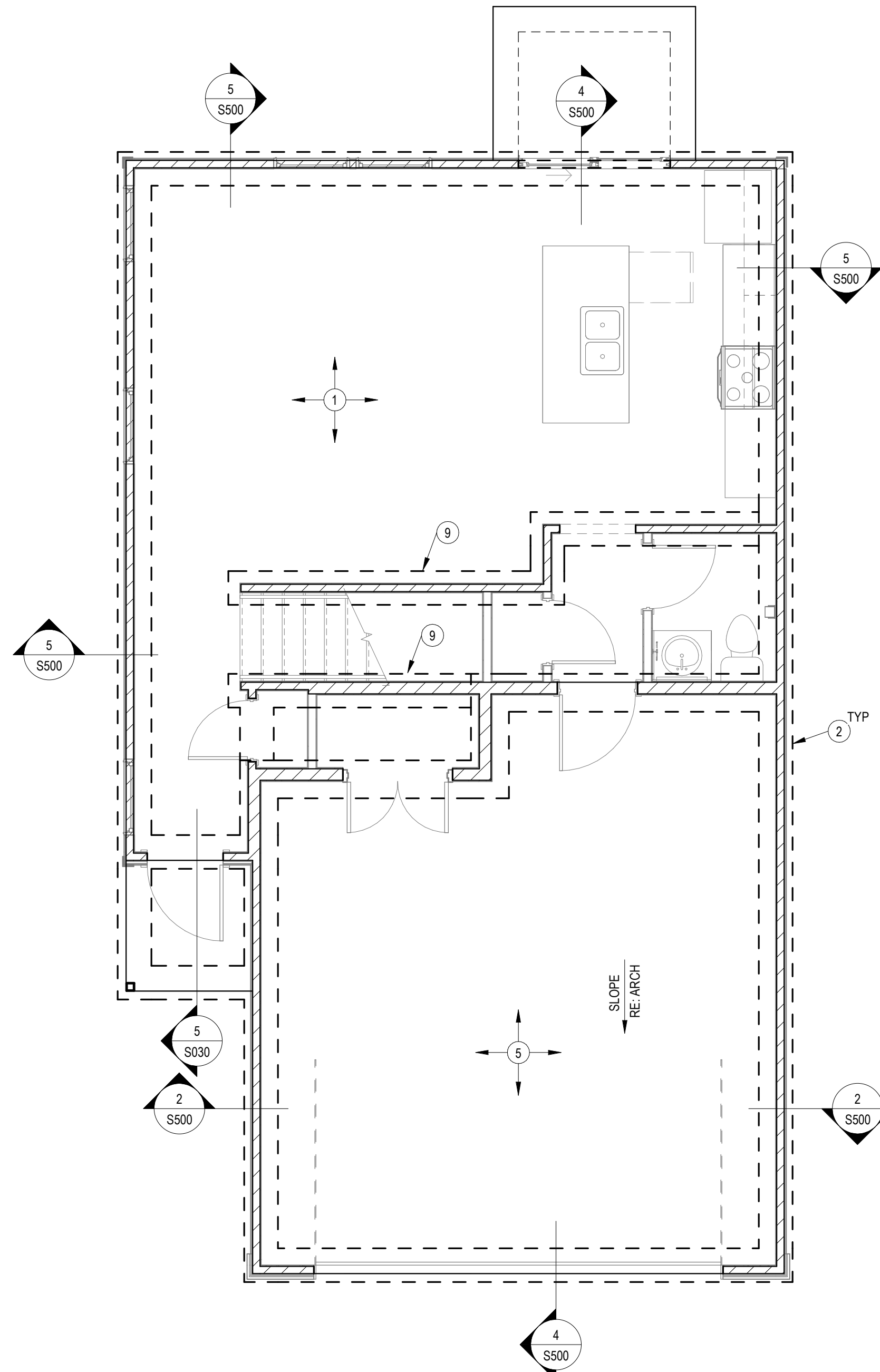




**3 FLOOR FRAMING PLAN - BUILDING H**  
1/4" = 1'-0"



**2 FIRST FLOOR WALL PLAN - BUILDING H**  
1/4" = 1'-0"



**1 FOUNDATION PLAN - BUILDING H**  
1/4" = 1'-0"

**WALL FRAMING PLAN NOTES:**

- 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
- EXTEND HDR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
- (6) 2x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
- 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU44Z POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
- 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU66Z POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
- SIMPSON ECCL POST CAP
- SIMPSON ECOQ POST CAP

**FLOOR FRAMING PLAN NOTES:**

- (2) 2x12 @ 16" OC
- 2x12 @ 16" OC
- 2x10 LEDGER ATTACHED W/ (2) 1/4" Ø SIMPSON WOOD SCREW @ 16" OC
- STRUCTURAL FACIA BOARD
- 2x6 CEILING JOIST @ 16" OC
- 2x6 RAFTERS @ 16" OC

**FOUNDATION PLAN NOTES:**

- 6" CONCRETE STRUCTURAL SLAB. REINF. W/ #5 BOT BARS @ 12" OC EA WAY.
- 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 24" WIDE x 12" DEEP THICKEND SLAB. REINF. W/ (3) #4 CONT AND #3 TRANS @ 24" OC
- 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 16" WIDE x 12" DEEP FOOTING. REINF. W/ (2) #4 CONT BOT BARS.
- RECESS/STOP CONC CURB @ DOOR OPENINGS
- STEP FOOTING. RE: TYPICAL DETAILS
- 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 16" WIDE x 12" DEEP THICKEND SLAB. REINF. W/ (2) #4 CONT AND #3 TRANS @ 24" OC
- 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REINF. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
- POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REINF. AROUND COLUMN AS REQ.
- #5 TOP BAR x 6'-0" LONG @ 12" OC OVER EA FOOTING

**SHEET NOTES:**

- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S004 FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC UNO AT LOCATIONS WHERE STONEMASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC UNO.
- D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF INTERIOR WALL.
- E. FOLLOW TRUSS MFOR RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQ. TRUSSES SHALL BEAR WITHIN 5'.
- F. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HXXX". RE: TYP DTL. ALL HEADERS IN STRUCTURAL WALLS WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 (MAXIMUM 10 FT OPENING).
- G. REFER TO SHEET S002 FOR BRACED WALL REQUIREMENTS.
- H. TOP OF SLAB ELEVATION = 109'-0". UNO. BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8" RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- J. PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
- K. ROOF TRUSS BEARING ELEVATION = 9'-1 1/8" ABOVE TOP OF SLAB. UNO. RE: ARCH ELEVATIONS.
- L. TOP OF TRENCH FOOTING ELEVATION = 99'-0" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 5'-0" MIN BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- M. PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- N. PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES. UNO.
- O. ALL HORIZONTAL REINF. SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS.
- P. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER PLYS AND DEPTH (EX: (3) 14" LVJ). THE PLYS SHALL BE 1-7/8" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- Q. HANGERS ARE DENOTED ON PLAN AS "Hxx" REFER TO SCHEDULE ON S060 FOR REQ'S. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAM BEING SUPPORTED. WHERE BEAMS ARE BEING SUPPORTED BY TRUSSES, TRUSS MFOR TO PROVIDE BLOCKING AS REQ'D FOR CONNECTION. TRUSS TO TRUSS HANGERS ARE BY TRUSS MFOR.

FRAMING LEGEND	
	FOUNDATION / LOAD BEARING WALL BELOW
	LOAD BEARING WALL
	BRACED WALL
	HEADER
	BEAM (STEEL)
	WOOD BEAM/ GIRDER TRUSS
	SPAN DIRECTION JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	OVERBUILD

**REUNION AT BLACKWELL**

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**S101 H**

ISSUE DATE: 24 AUGUST 2023  
STAND SEI#: 23090

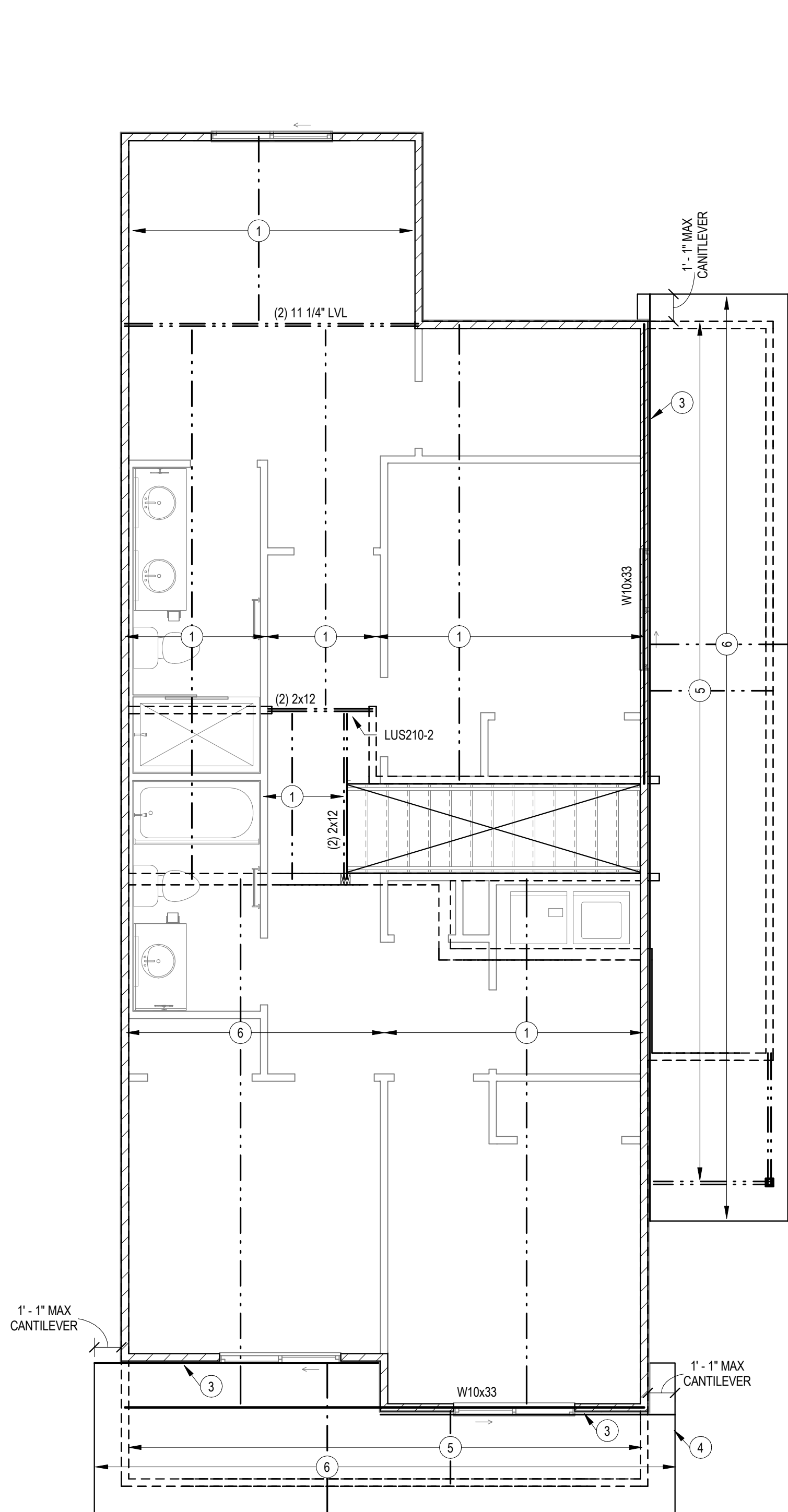
**FOUNDATION & FIRST FLOOR  
WALL & FLOOR FRAMING PLANS -  
BUILDING H**



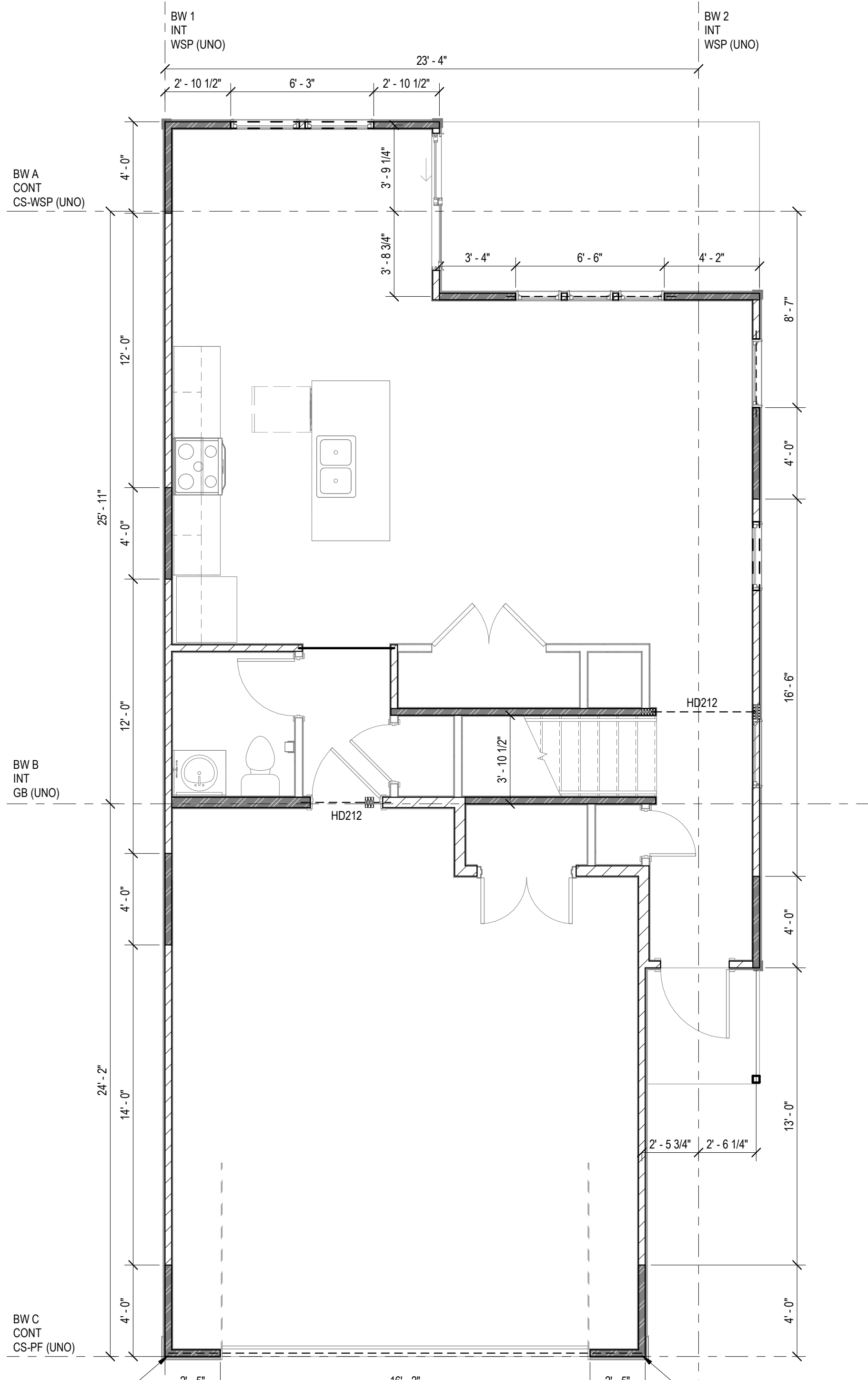
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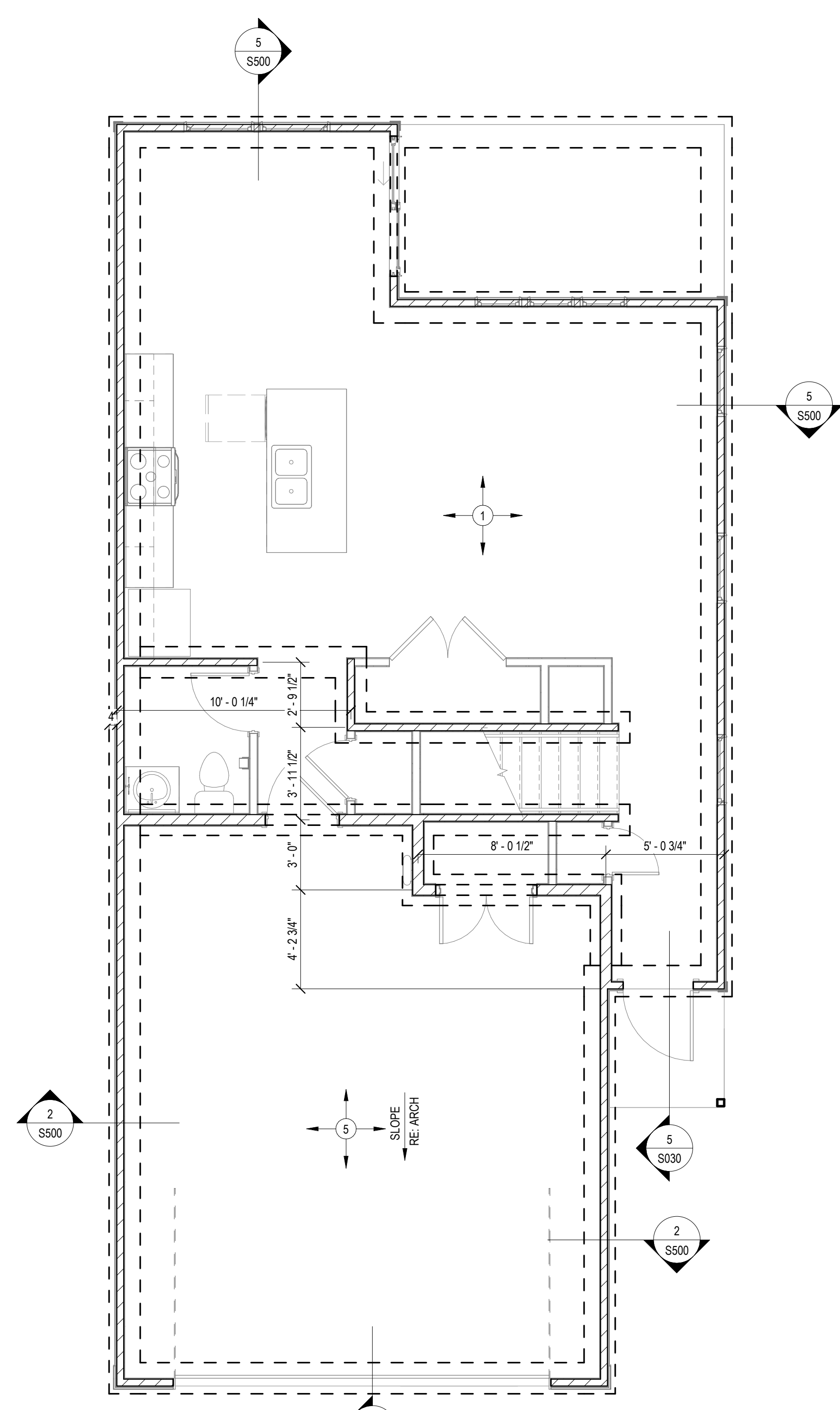




**3** 2ND FLOOR FRAMING PLAN - BUILDING J  
1/4" = 1'-0"



**2** FIRST FLOOR WALL PLAN - BUILDING H  
1/4" = 1'-0"



**1** FOUNDATION PLAN - BUILDING H  
1/4" = 1'-0"

**FLOOR FRAMING PLAN NOTES:**

- (1) (2) 2x12 @ 16" OC
- (2) 2x12 @ 16" OC
- (3) 2x10 LEDGER ATTACHED W/ (2) 1/4" Ø SIMPSON WOOD SCREW @ 16" OC
- (4) STRUCTURAL FACIA BOARD
- (5) 2X6 CEILING JOIST @ 16" OC
- (6) 2X6 RAFTERS @ 16" OC

**WALL FRAMING PLAN NOTES:**

- (1) 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
- (2) EXTEND HDR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
- (3) (6) 2x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
- (4) 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU442 POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
- (5) 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU662 POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
- (6) SIMPSON ECCL POST CAP
- (7) SIMPSON ECOQ POST CAP

**FOUNDATION PLAN NOTES:**

- (1) 6" CONCRETE STRUCTURAL SLAB. REINF. W/ #5 BOT BARS @ 12" OC EA WAY.
- (2) 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- (3) 24" WIDE x 12" DEEP THICKEND SLAB. REINF W/ (3) #4 CONT AND #3 TRANS @ 24" OC
- (4) 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- (5) 16" WIDE x 12" DEEP FOOTING. REINF. W/ (2) #4 CONT BOT BARS.
- (6) RECESS/STOP CONC CURB @ DOOR OPENINGS
- (7) STEP FOOTING. RE: TYPICAL DETAILS
- (8) 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- (9) 16" WIDE x 12" DEEP THICKEND SLAB. REINF W/ (2) #4 CONT AND #3 TRANS @ 24" OC
- (10) 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REINF. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
- (11) POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REINF. AROUND COLUMN AS REQ.
- (12) #5 TOP BAR x 6'-0" LONG @ 12" OC OVER EA FOOTING

**SHEET NOTES:**

- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S004 FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC. UNO AT LOCATIONS WHERE STONEMASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC. UNO.
- D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF INTERIOR WALL.
- E. FOLLOW TRUSS MFOR RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQ. TRUSSES SHALL BEAR WITHIN 5"
- F. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HXXX". RE: TYP DTL. ALL HEADERS IN STRUCTURAL WALLS WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 (MAXIMUM 10FT OPENING).
- G. REFER TO SHEET S002 FOR BRACED WALL REQUIREMENTS.
- H. TOP OF SLAB ELEVATION = 109'-0". UNO. BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8" RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- J. PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
- K. ROOF TRUSS BEARING ELEVATION = 9'-1 1/8" ABOVE TOP OF SLAB. UNO. RE: ARCH ELEVATIONS.
- L. TOP OF TRENCH FOOTING ELEVATION = 99'-0" UNO. THE BOTTOM OF SOFFIT ELEVATION SHALL BE 5'-0" MIN BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- M. PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- N. PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES. UNO.
- O. ALL HORIZONTAL REINF. SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS.
- P. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1-7/8" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- Q. HANGERS ARE DENOTED ON PLAN AS "Hxx" REFER TO SCHEDULE ON S060 FOR REQ'S. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAM BEING SUPPORTED. WHERE BEAMS ARE BEING SUPPORTED BY TRUSSES, TRUSS MFOR TO PROVIDE BLOCKING AS REQ'D FOR CONNECTION. TRUSS TO TRUSS HANGERS ARE BY TRUSS MFOR.

FRAMING LEGEND	
	FOUNDATION / LOAD BEARING WALL BELOW
	LOAD BEARING WALL
	BRACED WALL
	HEADER
	BEAM (STEEL)
	WOOD BEAM/ GIRDER TRUSS
	SPAN DIRECTION JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	OVERBUILD

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PROFESSIONAL SEAL

**S101 J**

ISSUE DATE: 24 AUGUST 2023  
STAND SEI#: 23090

**FOUNDATION & FIRST FLOOR  
WALL & FLOOR FRAMING PLANS -  
BUILDING J**



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2

### FIRST FLOOR WALL FRAMING PLAN - CLUBHOUSE

3/16" = 1'-0"

CONTRACTOR NOTE: AT EXTERIOR WALLS THAT HAVE STONE/MASONRY FACADE AND ARE TALLER THAN 10'-0" PROVIDE (2) 2x6 @ 16" OC.



1

### FOUNDATION PLAN - CLUBHOUSE

3/16" = 1'-0"



3

### ROOF FRAMING PLAN - CLUBHOUSE

3/16" = 1'-0"

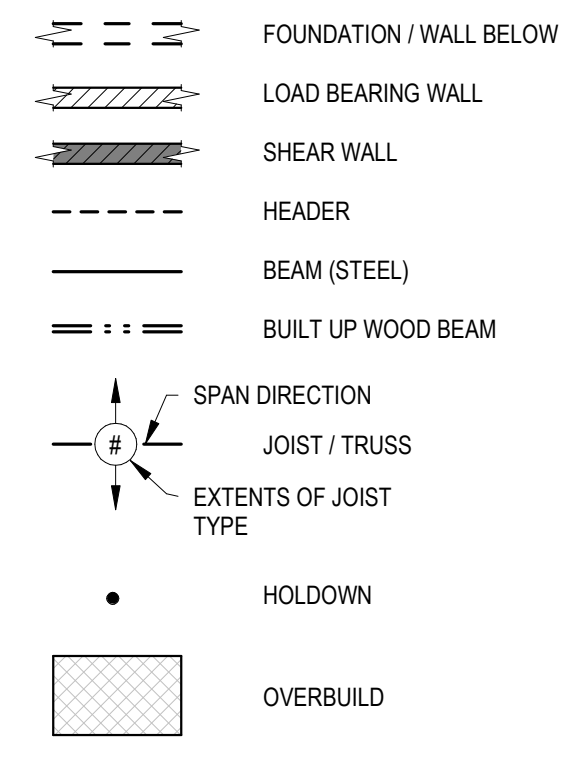
SCHEDULE - COLUMN	
TYPE MARK	TYPE
C10.5.6	HSS10x5x3/8
PSL 5.25	PSL 5-1/4" x 5-1/4"

SCHEDULE - SPREAD FOOTING				
TYPE MARK	LENGTH	WIDTH	THICKNESS	REINF
F4.0	4'-0"	4'-0"	1'-2"	(5) #5 EA WAY TOP & BOT
F3.0-E	3'-0"	3'-0"	1'-10"	(4) #5 EA WAY TOP & BOT

#### SHEET NOTES:

- REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- ALL STRUCTURAL WALLS ARE 2x6 @ 16" OC UNO. BUILDING CORNER ZONES (4'-6" FROM EDGE OF BUILDING) SHALL BE 2x6 @ 12" OC.
- DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD EDGE OF SLAB.
- FOLLOW TRUSS MFR RECOMMENDED DETAILING, INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD.
- HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDXXX" RE: TYP DETAIL. ALL HEADERS IN STRUCTURAL WALL WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6.
- "SW-X" DENOTES WOOD SHEAR WALLS. RE: S060 FOR SHEAR WALL SCHEDULE.
- H. TOP OF SLAB ELEVATION = 100'-0" UNO RE: ARCH & CIVIL FOR DATUM ELEVATION.
- J. ROOF TRUSS BRG = 10'-1 1/8" ABOVE TOP OF SLAB, UNO RE: ARCH.
- K. TOP OF TRENCH FOOTING ELEVATION = 99'-0" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN. BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- L. ALL HORIZONTAL REINF SHALL BE CONT THROUGH FOUNDATION STEPS.
- M. SPREAD FOOTINGS DENOTED ON PLAN BY "Fxx-x". REFER TO SCHEDULE ON THIS SHEET FOR SIZE AND REINFORCING.
- N. PROVIDE BLOCKOUTS IN SLAB FOR COLUMNS PER TYPICAL DETAIL.
- O. STEEL COLUMNS ARE DENOTED ON PLAN AS "Cx-x". REFER TO SCHEDULE ON THIS SHEET FOR COLUMN SIZE, BASEPLATE TYPE, AND BASEPLATE DIMENSIONS.
- P. BASEPLATES ARE DENOTED ON PLAN AS "BP-x". REFER TO SCHEDULE ON S050 FOR BASEPLATE TYPE AND BASEPLATE DIMENSIONS.
- Q. ALL GIRDER TRUSSES SHALL BEAR ON A MIN OF (3) 2x6 STUD PACK, UNO.

#### FRAMING LEGEND



#### ROOF FRAMING PLAN NOTES:

- PRE-ENGINEERED ROOF TRUSSES @ 24" OC. TOP CHORD TO MATCH ROOF PROFILE, RE: ARCH.
- 2x4 OUTRIGGERS @ 24" OC. HOLD CABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS.
- 2x10 ROOF RAFTERS @ 16" OC ATTACH TO LEDGER W/ SIMPSON LUS210 SLOPED HANGER.
- 2x10 LEDGER ATTACHED W/ (2) 1/4" x SIMPSON SDS WOOD SCREW @ 16" OC (2" MIN EDGE DISTANCE).
- 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQD.
- 2x8 ROOF RAFTERS @ 16" OC.
- STEP IN TOP PLATE OF WALL, RE: TYPICAL DETAILS.
- TOP PLATE INTERRUPTED BY HEADER, RE: TYPICAL DETAIL 1/S060 FOR STRAP INFO & REQ.
- PRE-ENGINEERED MONO SLOPED ROOF TRUSS @ 24" OC. CEILING VAULTED BELOW. RE: PLAN FOR TRUSS BEARING ELEVATION.

#### FOUNDATION PLAN NOTES:

- 6" CONCRETE STRUCTURAL SLAB. REINF. W/ #5 BOT BARS @ 12" OC EA WAY.
- 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC.
- 24" WIDE x 12" DEEP THICKEND SLAB. REINF. W/ (3) #4 CONT AND #3 TRANS @ 24" OC.
- 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC.
- 16" WIDE x 12" DEEP FOOTING. REINF. W/ (2) #4 CONT BOT BARS.
- RECESS/STOP CONC CURB @ DOOR OPENINGS.
- STEP FOOTING. RE: TYPICAL DETAILS.
- 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC.
- 16" WIDE x 12" DEEP THICKEND SLAB. REINF. W/ (2) #4 CONT AND #3 TRANS @ 24" OC.
- 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REINF. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK.
- POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REINF. AROUND COLUMN AS REQ.
- #5 TOP BAR x 6'-0" LONG @ 12" OC OVER EA FOOTING.

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PROFESSIONAL SEAL

S101K

ISSUE DATE: 24 AUGUST 2023  
STAND SEI#: 23090

FOUNDATION, WALL, AND ROOF  
FRAMING PLAN - CLUBHOUSE

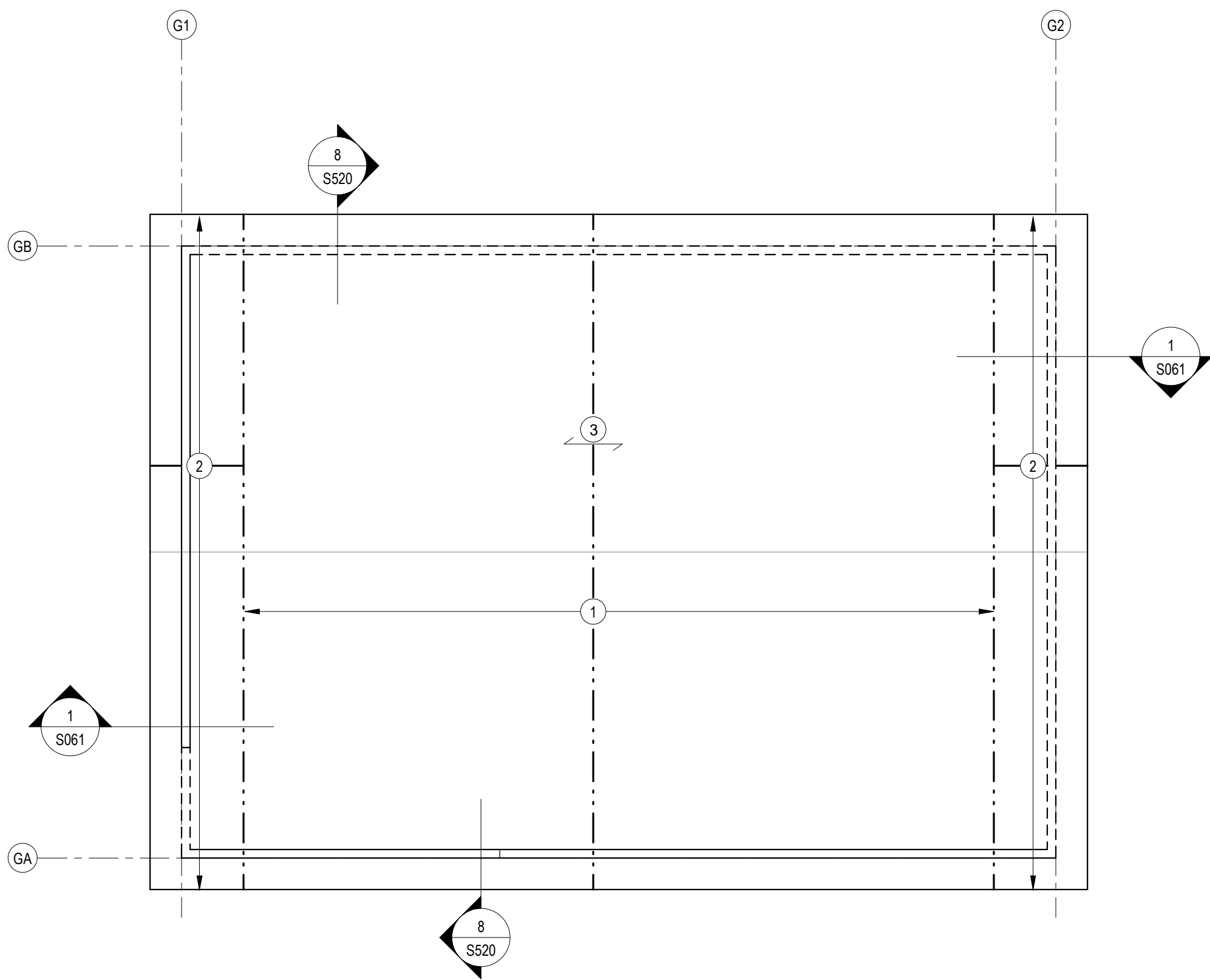


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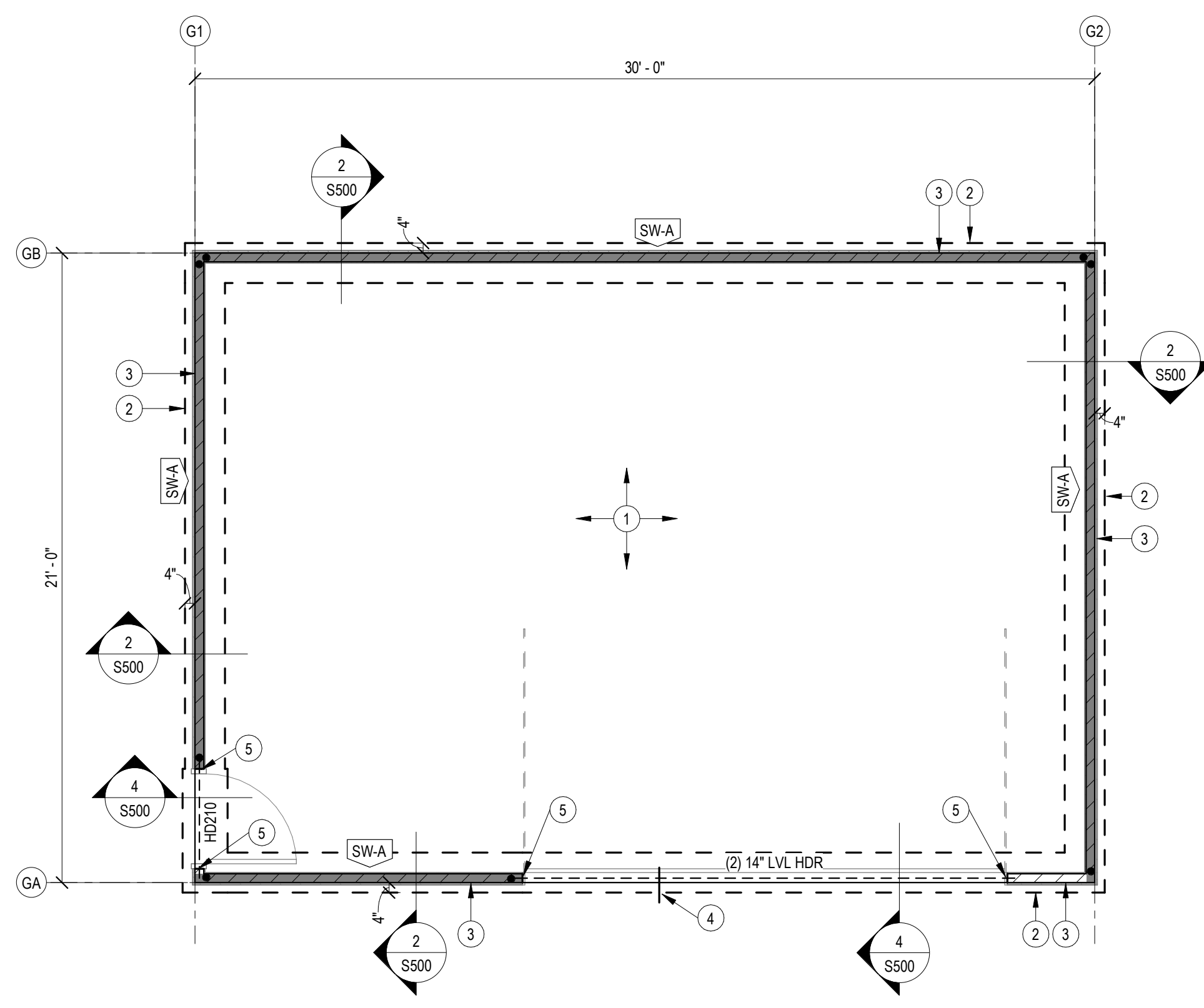


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ROOF FRAMING PLAN NOTES:

1. PRE-ENGINEERED ROOF TRUSSES @ 24" OC, TOP CHORD TO MATCH ROOF PROFILE, RE: ARCH
2. 2x4 OUTRIGGERS @ 24" OC, HOLD GABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS
3. 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQD



FOUNDATION PLAN NOTES:

1. 5' MIN CONCRETE SLAB ON GRADE, RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS
2. 16" WIDE x 2'-6" DEEP TRENCH FOOTING, REIN: W/ (2) #5 CONT TOP AND BOT BARS AND #4 CLOSED TIES @ 24" OC
3. 6" WIDE CONT CONC CURB, REIN: W/ #4 CONT @ TOP AND #4 DOWELS (14" LONG) @ 24" OC
4. #3 DWLS (18" LONG) @ 24" OC @ DOOR OPENING
5. TERMINATE CONC CURB @ DOOR OPENINGS

- SHEET NOTES:**
- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC UNO, BUILDING CORNER ZONES (4'-6" FROM EDGE OF BUILDING) SHALL BE 2x4 @ 12" OC
- D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD/ EDGE OF SLAB
- E. FOLLOW TRUSS MFOR RECOMMENDED DETAILIN, INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD
- F. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HXXX" RE: TYP DETAIL. ALL HEADERS IN STRUCTURAL WALL WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6
- G. SHEAR WALLS ARE CALLED OUT ON PLAN AS "SW-X" RE: TYP DETAILS
- H. TOP OF SLAB ELEVATION = 100'-0" UNO RE: ARCH & CIVIL FOR DATUM ELEVATION
- J. ROOF TRUSS BRG = 9'-1 1/8" ABOVE TOP OF SLAB, UNO RE: ARCH
- K. TOP OF TRENCH FOOTING ELEVATION = 99'-0" UNO, THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE, DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- L. ALL HORIZONTAL REINF SHALL BE CONT THROUGH FOUNDATION STEPS

FRAMING LEGEND	
	FOUNDATION / WALL BELOW
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM (STEEL)
	BUILT UP WOOD BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN
	OVERBUILD

# REUNION AT BLACKWELL

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**S102 K**

ISSUE DATE: 24 AUGUST 2023  
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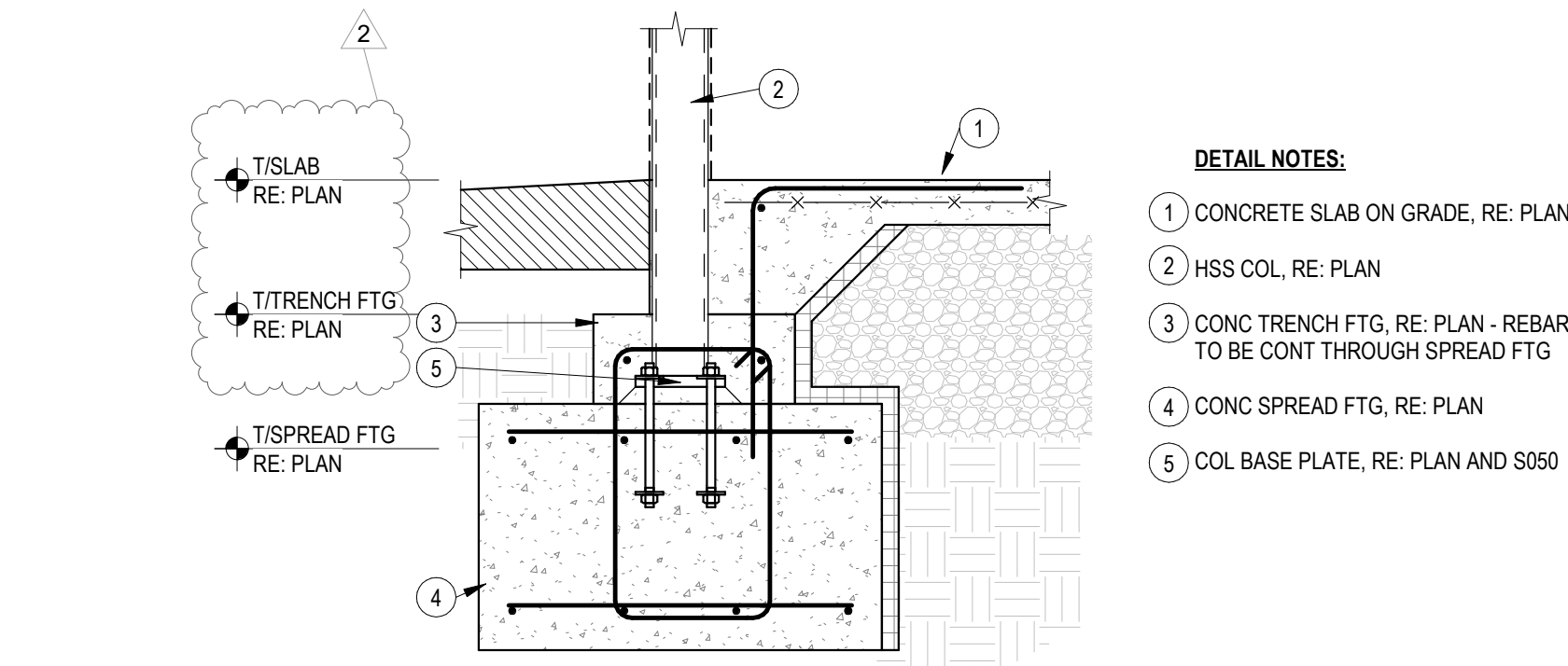
FOUNDATION & ROOF FRAMING  
PLAN - MAINTENANCE GARAGE



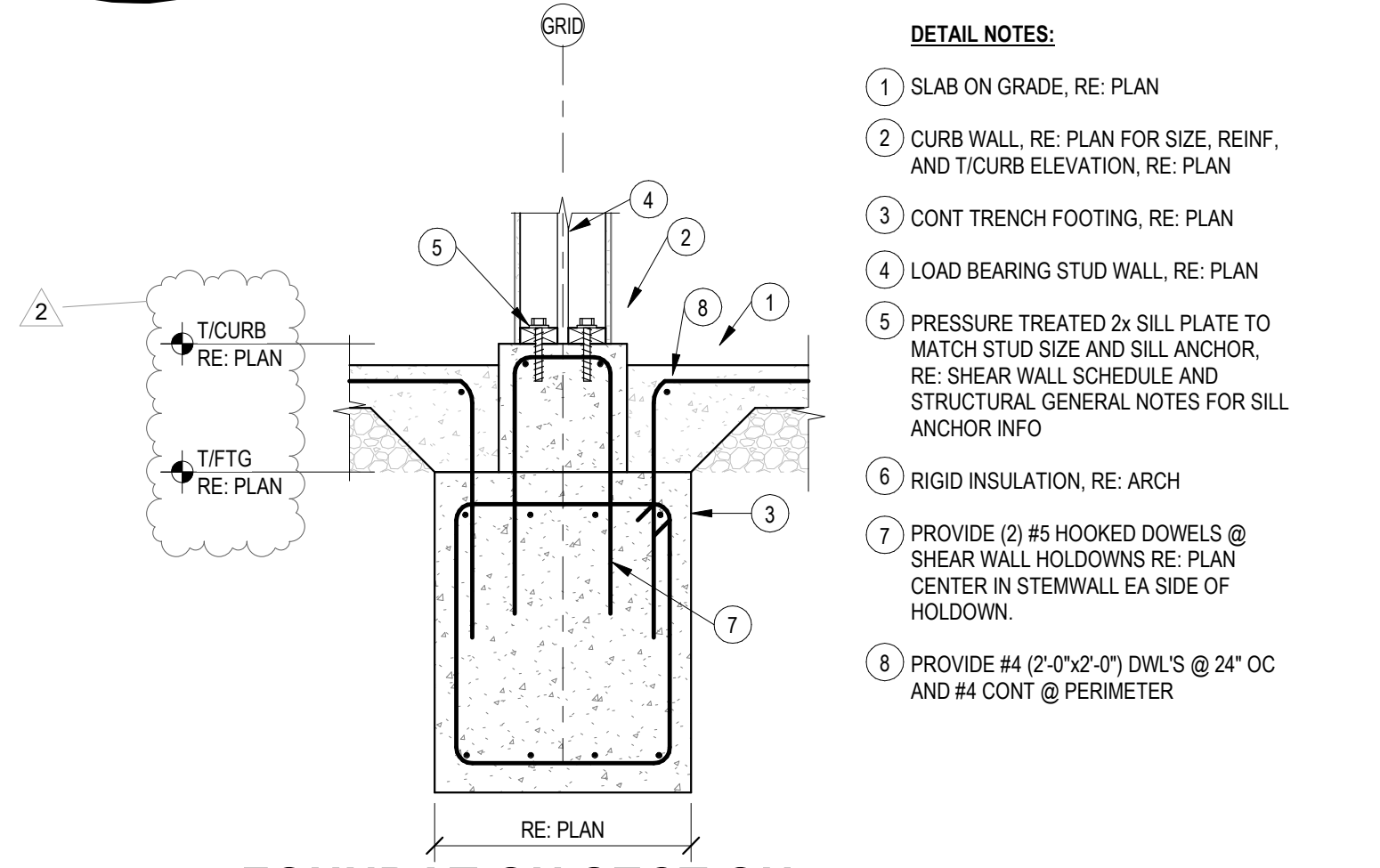
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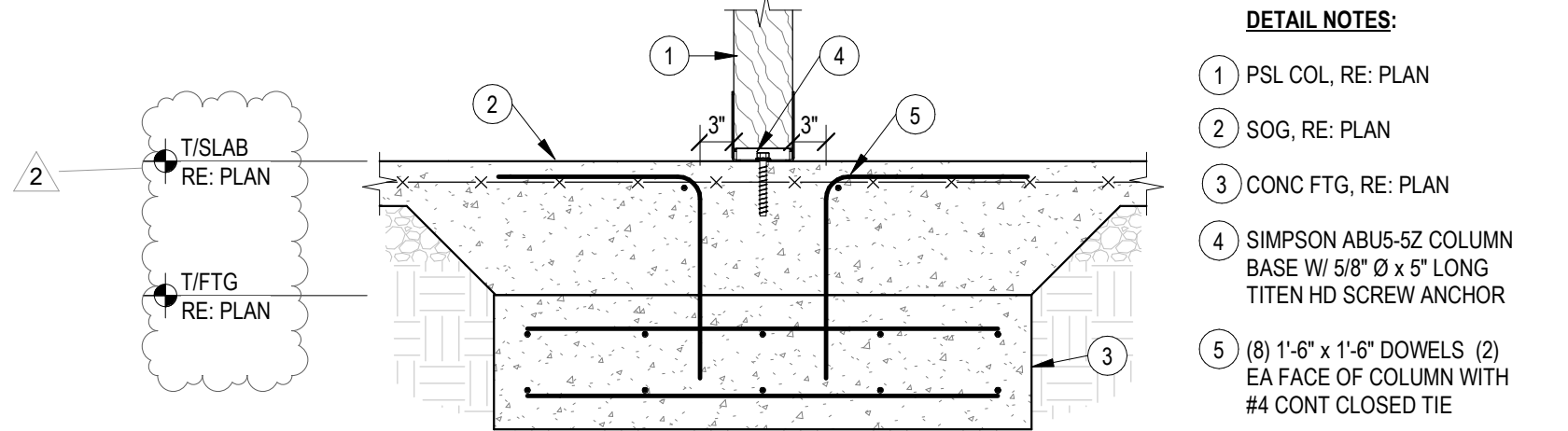




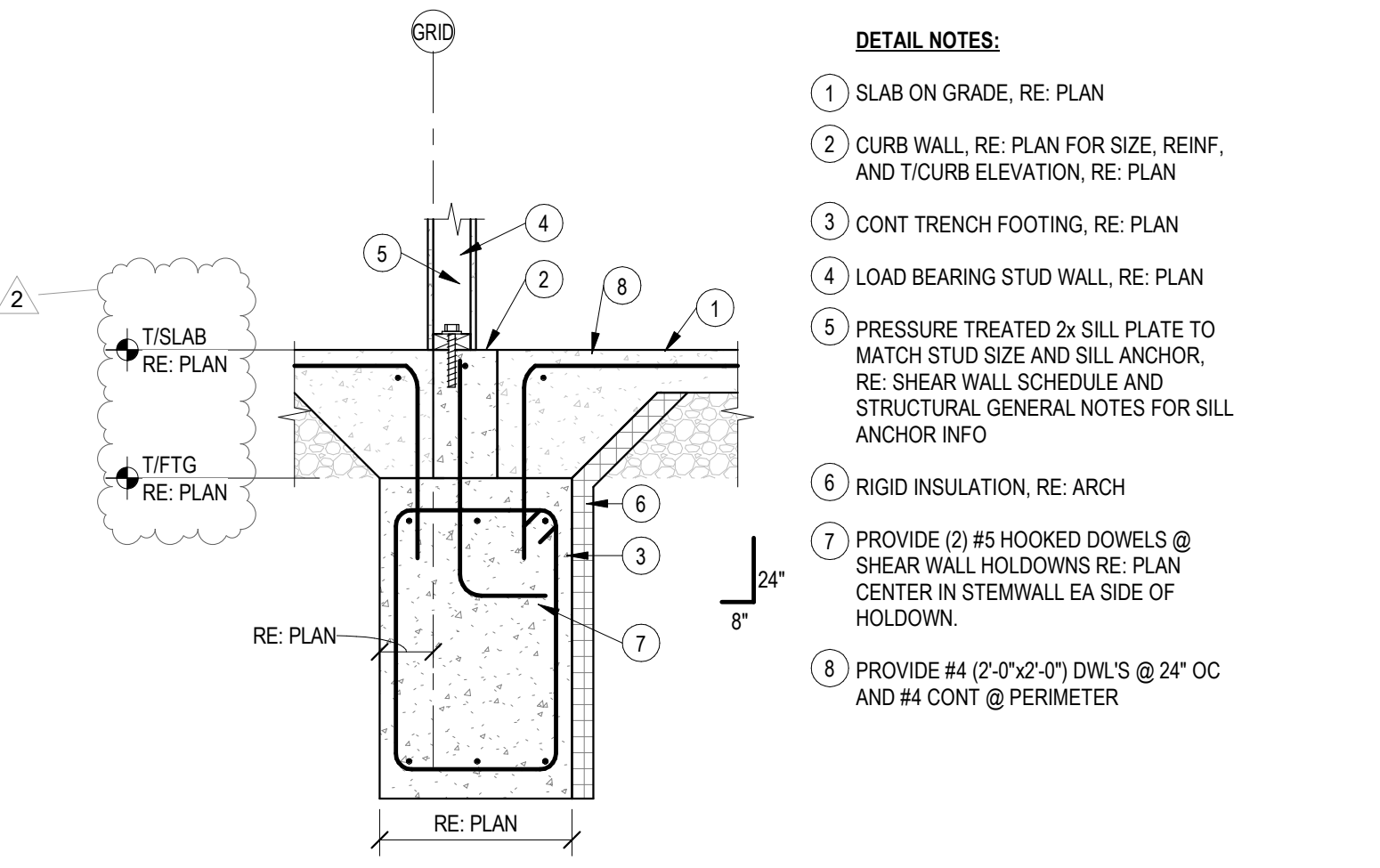
10 FOOTING @ COLUMN  
3/4" = 1'-0"



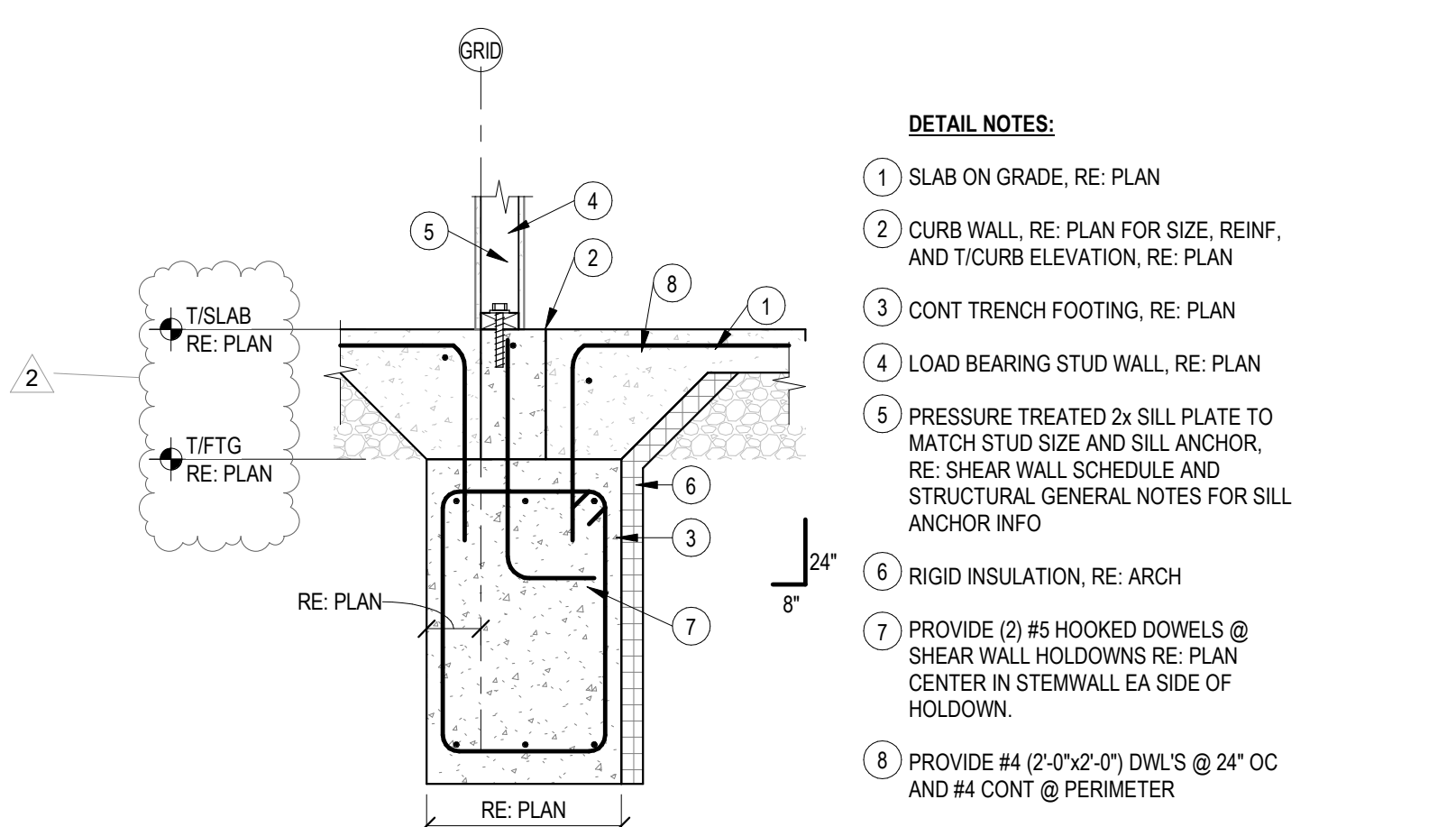
9 FOUNDATION SECTION  
3/4" = 1'-0"



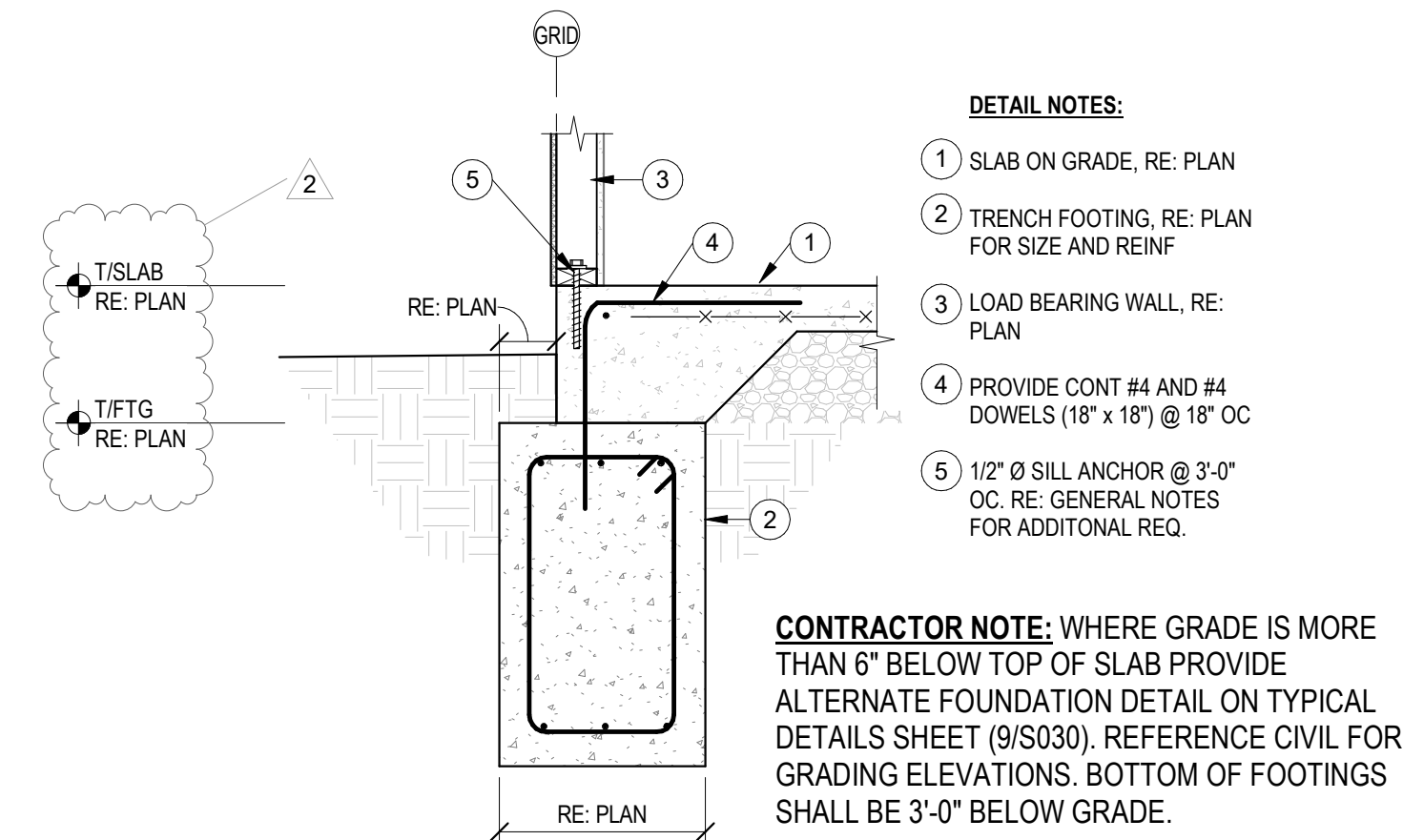
6 PSL COLUMN FOOTING  
3/4" = 1'-0"



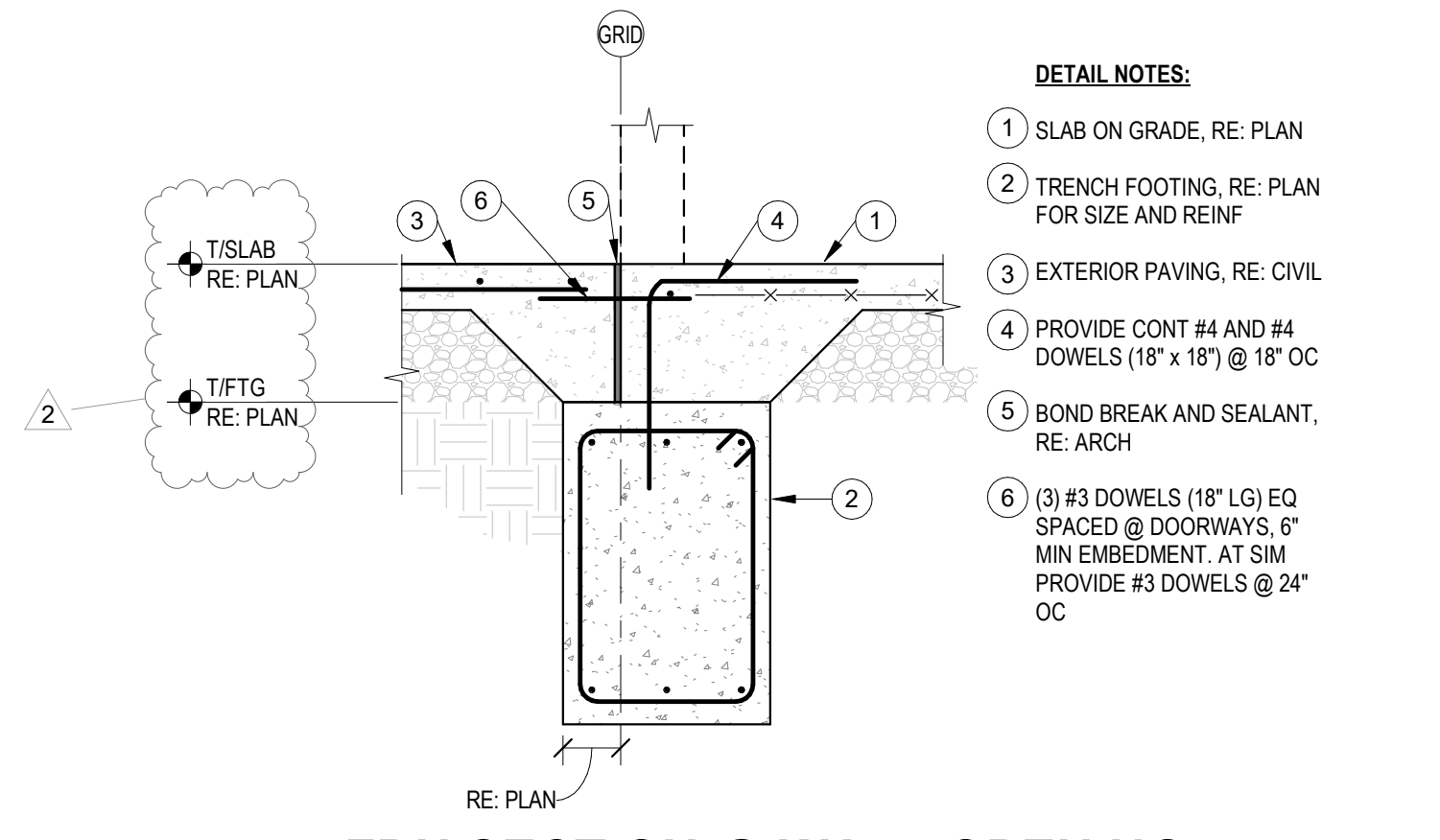
8 FOUNDATION SECTION  
3/4" = 1'-0"



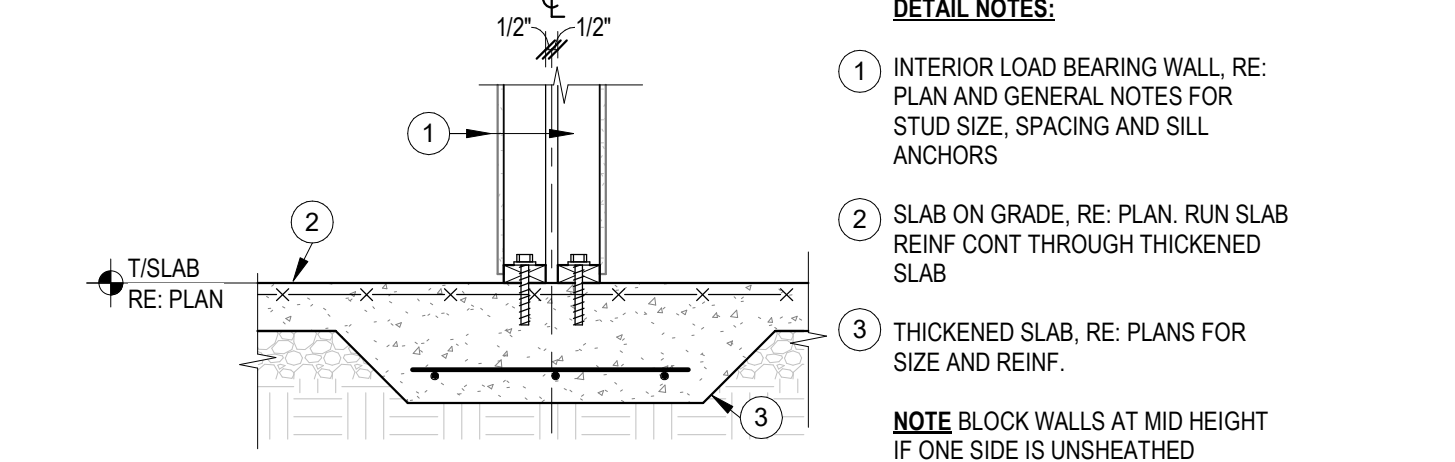
7 FOUNDATION SECTION  
3/4" = 1'-0"



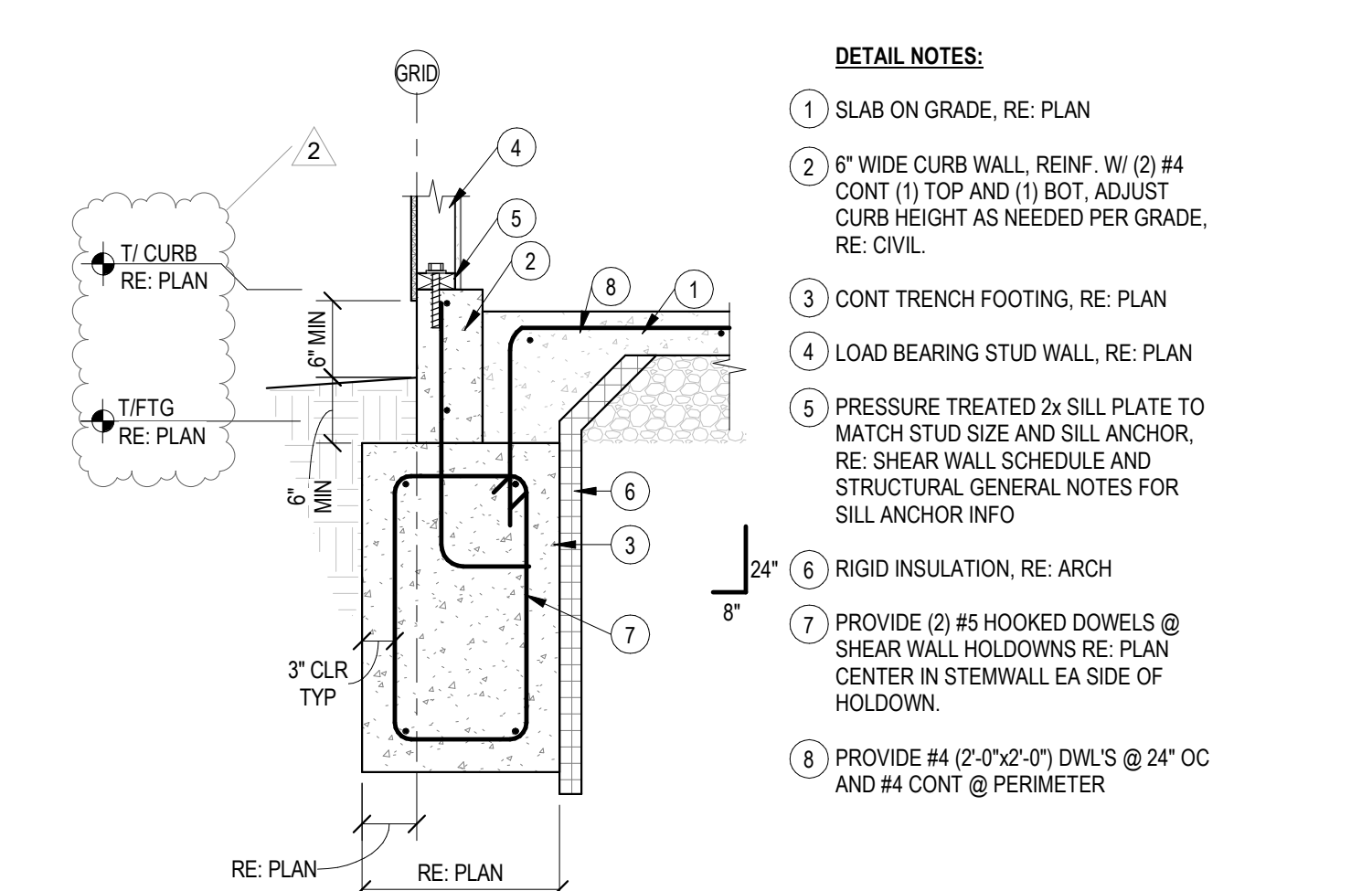
5 FDN SECTION @ WALL FTG  
3/4" = 1'-0"



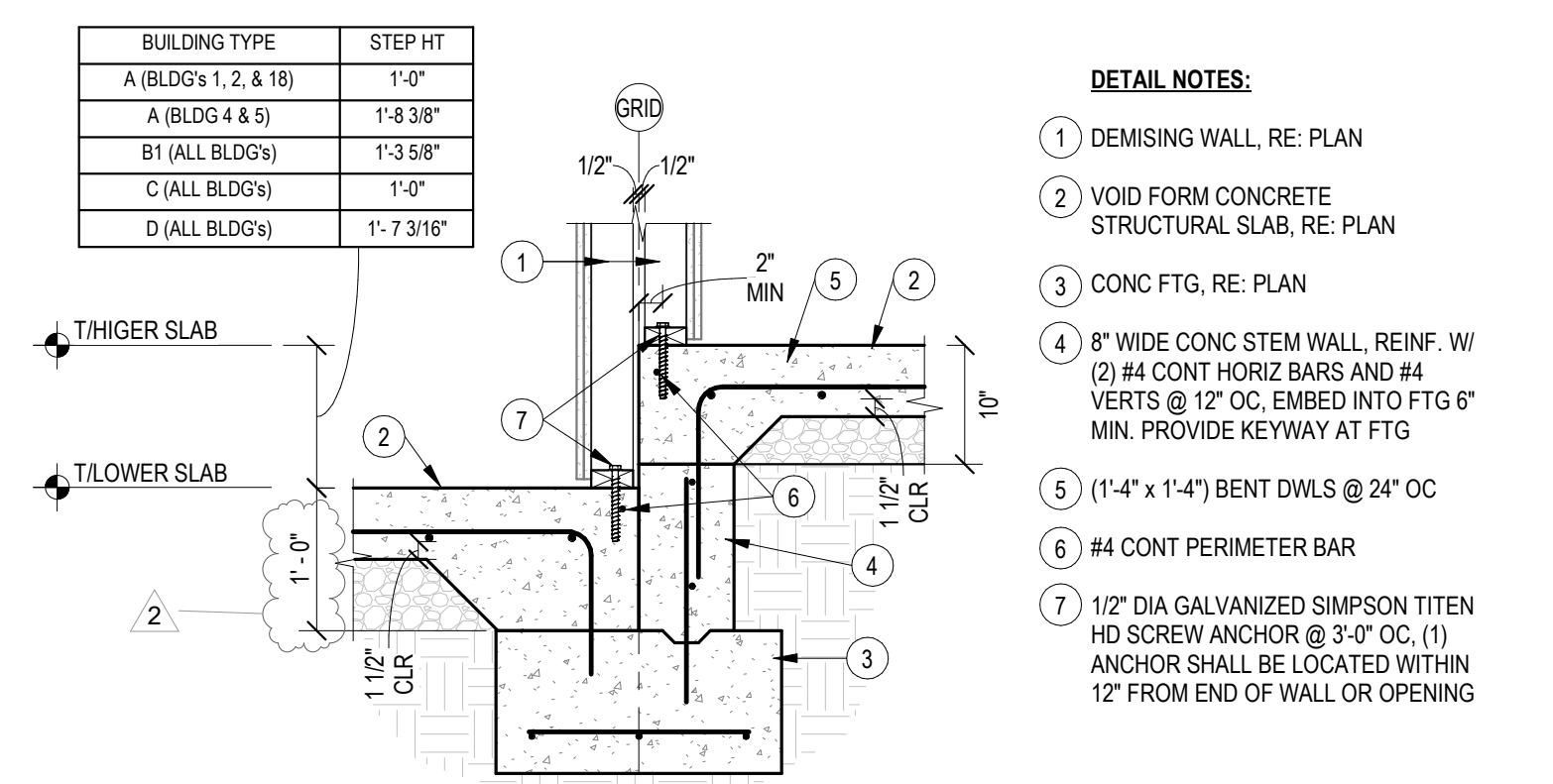
4 FDN SECTION @ WALL OPENING  
3/4" = 1'-0"



3 FDN SECTION @ COMMON WALL  
3/4" = 1'-0"



2 FOUNDATION SECTION  
3/4" = 1'-0"



1 FOUNDATION STEP @ DEMISING WALL  
3/4" = 1'-0"